



## PUBLIC HEARING MINUTES

**FEBRUARY 10, 2026**

A Public Hearing of the City of Vancouver was held on Tuesday, February 10, 2026, at 6:07 pm, in the Council Chamber, Third Floor, City Hall. This Public Hearing was convened in person and via electronic means as authorized under Section 559.03 of the *Vancouver Charter*.

**PRESENT:** Councillor Lisa Dominato, Chair  
Councillor Rebecca Bligh  
Councillor Pete Fry\* (Leave of Absence – Civic Business)  
Councillor Sarah Kirby-Yung  
Councillor Lucy Maloney  
Councillor Peter Meiszner  
Councillor Brian Montague  
Councillor Lenny Zhou

**ABSENT:** Mayor Ken Sim (Leave of Absence – Civic Business)  
Councillor Mike Klassen (Leave of Absence – Personal Reasons)  
Councillor Sean Orr (Leave of Absence – Civic Business)

**CITY CLERK'S OFFICE:** Tina Penney, Deputy City Clerk  
Sonia Lotay, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### WELCOME

The Chair acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

The Chair also recognized the immense contributions of the City of Vancouver's team members who work hard every day to help make our city an incredible place to live, work, and play.

#### **1. Enabling Greater Flexibility for Childcare in Residential Zones: Amendments to the Zoning and Development By-law**

An application by the General Manager of Arts, Culture and Community Services, in consultation with General Manager of Planning, Urban Design and Sustainability was considered as follows:

Summary: To amend the Zoning and Development By-law to permit a Child Day Care Facility (CDCF) and one dwelling unit to co-exist on a premises. Under current

regulations, in most residential zones, if a house is converted to a CDFC (more than 8 children), there cannot be a residential use on the premises. Under the amendment, staff are proposing that a house can be converted to a CDFC while also retaining one dwelling unit on the premises. The proposed Zoning and Development By-law amendments would apply to R1-1, R3, R4, R5, RT, RM, and First Shaughnessy District.

The General Manager of Planning, Urban Design and Sustainability recommended approval in the summary and recommendation.

### **Summary of Correspondence**

13 pieces of correspondence in support of the application were received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments.

### **Staff Opening Comments**

None.

### **Applicant Comments**

Staff from Arts, Culture and Community Services provided a presentation, and along with staff from Planning, Urban Design and Sustainability responded to questions.

### **Speakers**

The Chair called three times for speakers for and against the application.

The following spoke in support of the application:

- Mark Lysyshyn
- Adeela Bhatti

The following spoke in opposition to the application:

- Sean Cassidy

The speakers list and receipt of public comments closed at 6:50 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

None.

## **Council Questions Following Staff Closing Comments**

None.

## **Council Decision**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to allow a Child Day Care Facility with one residential dwelling unit on the same site, to enable childcare in residential zones as generally presented in Appendix A of the Referral Report dated January 6, 2026, entitled "Enabling Greater Flexibility for Childcare in Residential Zones: Amendments to the Zoning and Development By-law";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law, generally in accordance with Appendix A of the above-noted report.

- B. THAT A above be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 11384)  
(Councillor Fry absent for the vote)

## **2. CD-1 (776) Text Amendment: 118-150 Robson Street (Now 828 Cambie Street)**

An application by Amacon Development was considered as follows:

Summary: To amend the CD-1 (Comprehensive Development) District (776) By-law No. 12996 to increase the permitted floor space ratio (FSR) from 10.33 to 11.05 by adding 1,620 sq. m (17,431 sq. ft) of hotel floor area to the podium of the building, and to increase the maximum building height of the residential tower from 87.2 m (286 ft.) to 89.7 m (295 ft.) to permit increased floor-to-floor

height.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

Council also had before it a yellow memorandum from the General Manager of Planning, Urban Design and Sustainability dated February 10, 2026, entitled "Rezoning: CD-1 (776) Text Amendment: 118-150 Robson Street (Now 828 Cambie Street)."

### **Summary of Correspondence**

Two pieces of correspondence in support of the application were received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments.

### **Staff Opening Comments**

Staff from Planning, Urban Design and Sustainability provided a presentation.

### **Applicant Comments**

The Applicant provided opening comments.

### **Speakers**

The Chair called three times for speakers for and against the application.

The following spoke in opposition to the application:

- Owen Coulter
- Sean Cassidy

The speakers list and receipt of public comments closed at 7:16 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

None.

### **Council Questions Following Staff Closing Comments**

Staff from Planning, Urban Design and Sustainability responded to questions.

## Council Decision

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

- A. THAT the application by Amacon Development, on behalf of Amacon Development (Robson) Corp. the registered owner of the lands located at 118-150 Robson Street (now 828 Cambie Street) [*PID: 031-375-499; Lot A Block 68 District Lot 541 Group 1 New Westminster District Plan EPP109127*], to amend the text of CD-1 (Comprehensive Development) District (776) By-law No. 12996 to increase the floor space ratio (FSR) from 10.33 to 11.05 and increase the maximum building height from 87.2 m (286 ft.) to 89.7 m (295 ft.) to permit the development of a 30-storey mixed-use building, generally as presented in the Referral Report dated January 6, 2026, entitled "CD-1 (776) Text Amendment: 118-150 Robson Street (Now 828 Cambie Street)" be approved in principle;

FURTHER THAT the draft amending by-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects Inc., received April 30, 2025, with revised drawings received September 16, 2025;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of above-noted report;

AND FURTHER THAT the staff yellow memorandum, dated February 10, 2026, entitled "Rezoning: CD-1 (776) Text Amendment: 118-150 Robson Street (Now 828 Cambie Street)," form a part of this motion.

- B. THAT A above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 11385)  
(Councillor Fry absent for the vote)

### **3. CD-1 Rezoning: 800-876 Granville Street**

An application by Perkins + Will Canada Architects Co. was considered as follows:

Summary: To rezone 800-876 Granville Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development with 42-storey (north tower) and 38-storey (south tower) buildings connected with a five-storey podium, containing 523 rental units, of which 73 studio units will be secured at below-market rents; commercial uses on the ground floor; hotel use in the podium; retention, preservation and designation of the Commodore Ballroom; and retention and designation of four heritage building facades. A maximum building height of 134 m (440 ft.) and a total floor area of 64,700 sq. m (696,425 sq. ft.) are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

#### **Summary of Correspondence**

The following correspondence was received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments:

- 21 pieces of correspondence in support of the application;
- 13 pieces of correspondence in opposition to the application; and
- three pieces of correspondence dealing with other aspects of the application.

#### **Staff Opening Comments**

Staff from Planning, Urban Design and Sustainability provided a presentation.

#### **Applicant Comments**

The Applicant provided a presentation and responded to questions.

#### **Speakers**

The Chair called three times for speakers for and against the application.

The following spoke in support of the application:

- Jane Talbot
- Royce Chwin
- Aaron Chapman
- Summit Ambeault-Wannamaker
- Brianne La Pierre

- David Gulliver
- Daniel Anene

The speakers list and receipt of public comments closed at 8:08 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

None.

### **Council Questions Following Staff Closing Comments**

None.

### **Council Decision**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

- A. THAT the application by Perkins + Will Canada Architects Co., on behalf of Bonnis Properties Inc., the registered owner of the lands located at:
- 800-804 Granville Street [*Parcel A Block 63 District Lot 541 Group 1 New Westminster District Plan LMP43837; PID 024-620-319*];
  - 810-816 Granville Street [*Lots 3 and 4 Block 63 District Lot 541 Plan 210; PIDs 015-463-265 and 015-463-290, respectively*];
  - 820 Granville Street [*Lot 5 Block 63 District Lot 541 Plan 210; PID 004-322-266*];
  - 830 Granville Street [*Parcel C Block 63 District Lot 541 Group 1 New Westminster District Plan BCP18234; PID 026-321-408*];
  - 834 Granville Street [*Lot 8 Block 63 District Lot 541 Plan 210; PID 015-463-389*];
  - 838-870 Granville Street [*Lots 9 to 14 Block 63 District Lot 541 Plan 210; PIDs 015-463-419, 015-463-460, 015-463-524, 015-463-621, 015-463-672 and 015-463-729, respectively*]; and
  - 872-876 Granville Street [*Lot B Block 63 District Lot 541 Group 1 New*

*Westminster District Plan BCP277; PID 025-444-638];*

to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development with 42-storey (north tower) and 38-storey (south tower) buildings connected with a five-storey podium, containing 523 rental units, of which 73 studio units will be secured at below-market rents, commercial uses on the ground floor, hotel use in the podium, retention, preservation and designation of the Commodore Ballroom and retention and designation of four heritage building facades, a maximum building height of 134 m (440 ft.) and a total floor area of 64,700 sq. m (696,425 sq. ft.), generally as presented in the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: 800-876 Granville Street" be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins & Will Architects, received March 5, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT Council consider and approve a Single Room Accommodation (SRA) Demolition Permit to allow the demolition of 73 SRA-designated rooms at 872-876 Granville Street, subject to:
- (i) enactment of the proposed CD-1 By-law;
  - (ii) issuance of the associated development permit; and
  - (iii) the owner entering into a Housing Agreement in accordance with the conditions of enactment.
- C. THAT if the Council approves, in principle, the rezoning proposed in A above and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: 800-876 Granville Street," and approves the Single Room Accommodation (SRA) Demolition Permit in Recommendation B, that the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Arts, Culture and Community Services and General Manager of Planning, Urban Design and Sustainability.
- D. THAT the heritage designation of the following as protected heritage property be approved in principle:
- (i) the Granville Street and Robson Street façades of the building known as the "Service Building", located at 800-804 Granville Street [*Parcel A*

*Block 63 District Lot 541 Group 1 New Westminster District Plan LMP43837; PID 024-620-319*];

- (ii) the Granville Street façade of the building known as the “Cameron Block”, located at 810 Granville Street [*Lot 3 Block 63 District Lot 541 Plan 210; PID 015-463-265*];
- (iii) the Granville Street façade of the building known as the “Allen Rooms”, located at 816 Granville Street [*Lot 4 Block 63 District Lot 541 Plan 210; PID 015-463-290*];
- (iv) the structure and exterior envelope and exterior building materials of the building known as the “Commodore Ballroom”, located at 838-870 Granville Street [*Lots 9 to 14 Block 63 District Lot 541 Plan 210; PIDs 015-463-419; 015-463-460; 015-463-524; 015-463-621; 015-463-672 and 015-463-729 respectively*]; and
- (v) the Granville Street façade of the building known as the “Norfolk Rooms”, (commonly known as the State Hotel), located at 872-876 Granville Street [*Lot B Block 63 District Lot 541 Group 1 New Westminster District Plan BCP277; PID 025-444-638*];

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward for enactment the Heritage Designation By-law, generally as set out in Appendix C of the Referral Report dated January 6, 2026, entitled “CD-1 Rezoning: 800-876 Granville Street,” prior to enactment of the CD-1 By-law.

- E. THAT subject to approval in principle of the rezoning, the following properties be added to the Vancouver Heritage Register:
  - (i) the building known as the “Service Building”, located at 800-804 Granville Street [*Parcel A Block 63 District Lot 541 Group 1 New Westminster District Plan LMP43837; PID 024-620-319*];
  - (ii) the building known as the “Cameron Block”, located at 810 Granville Street [*Lot 3 Block 63 District Lot 541 Plan 210; PID 015-463-265*]; and
  - (iii) the building known as the “Allen Rooms”, located at 816 Granville Street [*Lot 4 Block 63 District Lot 541 Plan 210; PID 015-463-290*].
- F. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated January 6, 2026, entitled “CD-1 Rezoning: 800-876 Granville Street,” be approved;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Sign By-law at the time of enactment of the CD-1 By-law.

- G. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral

Report dated January 6, 2026, entitled "CD-1 Rezoning: 800-876 Granville Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- H. THAT A to G above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 11386)  
(Councillor Fry absent for the vote)

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*On February 10, 2026, Council recessed at 8:18 pm and reconvened at 8:25 pm.*

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#### **4. CD-1 Rezonings: (i) 15-27 West Hastings Street and (ii) 8-36 West Cordova Street**

An application by Michael Green Architecture Inc. was considered as follows:

Summary: To rezone two, non-contiguous sites at 15-27 West Hastings Street (referred to as the "Hastings Street site") from DD (Downtown) District to CD-1 (Comprehensive Development) District and at 8-36 West Cordova Street (referred to as the "Cordova Street site") from HA-2 (Heritage Area) District to CD-1 (Comprehensive Development) District. The Hastings Street site proposes the development of a 39-storey mixed-use building containing 519 rental units, with 20% of the residential floor area for below-market rental units, and commercial uses on the ground floor. A floor area of 30,847 sq. m (332,031 sq. ft.) and a height of 114.5 m (376 ft.), with additional height for a rooftop amenity space, are proposed. The Cordova Street site proposes the development of a 20-storey mixed-use building containing 219 rental units, with 20% of the residential floor area for below-market rental units, a 179-

room hotel and commercial uses on the ground floor. A floor area of 21,043 sq. m (226,508 sq. ft.) and a height of 66.3 m (218 ft.), are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

### **Summary of Correspondence**

The following correspondence was received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments:

- 41 pieces of correspondence in support of the application;
- eight pieces of correspondence in opposition to the application; and
- two pieces of correspondence dealing with other aspects of the application.

### **Staff Opening Comments**

Staff from Planning, Urban Design and Sustainability provided a presentation.

### **Applicant Comments**

The Applicant provided opening comments and responded to questions.

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*At 9:41 pm, during hearing speakers, it was,*

*MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner*

*THAT under Section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm in order to complete the remainder of the agenda.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

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### **Speakers**

The Chair called three times for speakers for and against the application. The following spoke in support of the application:

- Brenda Knights
- Alexandra Christian
- Royce Chwin
- Ash Mcleod

- Derek Casperson
- Shannon Boase
- Landon Hoyt
- Elise Yurkowski
- Rachel Penner
- Luis Fernando Barajas Barrera
- Steve Johnston
- Amy Robinson
- Mark Smith
- Sean Cassidy
- Ameet Johal

The following spoke to other aspects of the application:

- Daniela Schroyen Francis

The speakers list and receipt of public comments closed at 9:58 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

None.

### **Council Questions Following Staff Closing Comments**

Staff from Planning, Urban Design and Sustainability, along with staff from Engineering Services responded to questions.

### **Council Decision**

MOVED by Councillor Meiszner  
SECONDED by Councillor Kirby-Yung

- A. THAT the application by Michael Green Architecture Inc., on behalf of Newton Investments Ltd., the registered owners of the lands located at:
  - a. 15-27 West Hastings Street [*Lots 1 and 2 of Block 3 Old Granville Townsite Plan 15573; PIDs 007-649-088 and 007-649-096 respectively*] to rezone the lands from DD (Downtown District) to CD-1 (Comprehensive Development) District to increase the maximum floor area from 8,308 sq. m (89,435 sq. ft.) to 30,847 sq. m (332,031 sq. ft.) and the building height from 22.9 m (75 ft.) to 114.5 m (376 ft.) to permit

the development of a 39-storey mixed use building with a rooftop amenity space containing 519 rental units, of which a minimum of 20% of the residential floor area is for below-market units, and commercial uses on the ground floor; and

- b. 8-36 West Cordova Street [*Lot 1, Except part in Reference Plan 132, Lot 2 and 3, The East 1/2 of Lot 4 and The West 1/2 of Lot 4, all of Block 3 Old Granville Townsite Plan 168, 015-712-958, 015-712-966, 015-712-974, 015-712-982 and 015-712-991 respectively*] to rezone the lands from HA-2 (Heritage Area) District to CD-1 (Comprehensive Development) District to increase the maximum floor area to 21,043 sq. m (226,508 sq. ft.) and the building height from 22.9 m (75 ft.) to 66.3 m (218 ft.) to permit the development of a 20-storey mixed use building containing 219 rental units, of which a minimum of 20% of the residential floor area is for below-market units, 179 hotel rooms, and commercial uses on the ground floor;

generally as presented in the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: (i) 15-27 West Hastings Street and (ii) 8-36 West Cordova Street" be approved in principle;

FURTHER THAT both of the draft CD-1 By-laws, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Michael Green Architecture, received March 5, 2025;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B1 and B2 of the above-noted report;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the draft CD-1 By-laws together for enactment on the same day under one omnibus By-law that will enact both CD-1 By-laws at the same time.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreements described in Part 2 of Appendix B1 and B2 of the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: (i) 15-27 West Hastings Street and (ii) 8-36 West Cordova Street," the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws for enactment prior to enactment of the CD-1 By-laws, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-laws, the application to amend the Sign By-law to establish regulations for each of the CD-1s, generally as set out in Appendix C of the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: (i) 15-27 West Hastings Street and (ii) 8-36 West Cordova Street," be

approved.

- D. THAT subject to approval of the CD-1 By-laws, the Noise Control By-law be amended to include these CD-1s, generally set out in Appendix C of the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: (i) 15-27 West Hastings Street and (ii) 8-36 West Cordova Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-laws.

- E. THAT A to D above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 11387)

## **ADJOURNMENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:18 pm.

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