



PUBLIC HEARING MINUTES

FEBRUARY 12, 2026

A Public Hearing of the City of Vancouver was held on Thursday, February 12, 2026, at 6:02 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Thursday, February 26, 2026, at 3:01 pm. This Public Hearing was convened in person and via electronic means as authorized under Section 599.03 of the *Vancouver Charter*.

PRESENT:

- Mayor Ken Sim, Chair (Leave of Absence – Civic Business – February 12, 2026)
- Acting Mayor Lisa Dominato, Chair (February 12, 2026)
- Councillor Rebecca Bligh*
- Councillor Pete Fry* (Leave of Absence – Civic Business – February 26, 2026)
- Councillor Sarah Kirby-Yung
- Councillor Mike Klassen (Leave of Absence – Personal Reasons – February 12, 2026)
- Councillor Lucy Maloney
- Councillor Peter Meiszner (Leave of Absence – Personal Reasons – February 12, 2026)
- Councillor Brian Montague
- Councillor Sean Orr* (Leave of Absence – Personal Reasons - February 12, 2026, from 8 pm onwards)
- Councillor Zhou*

CITY CLERK'S OFFICE:

- Lesley Matthews, Acting Deputy City Clerk
- Cheryll Chingcuangco, Meeting Coordinator
- Bonnie Kennett, 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.

CONDOLENCES

The Chair acknowledged the Provincial Day of Mourning for the victims of the Tumbler Ridge, noting the profound impact on the community, province, and country. On behalf of the City of Vancouver, the Chair extended condolences to the grieving families and appreciation to first responders and healthcare workers. Council observed a moment of silence to honor the victims and their families.

1. CD-1 Rezoning: 324 West 10th Avenue

An application by Third Space Properties Inc. was considered as follows:

Summary: To rezone 324 West 10th Avenue from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey mixed-use building containing 181 rental units, with 20% of the residential floor area for below-market rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 6.8 and a height of 58.0 m (190 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:

- eight pieces of correspondence in support of the application;
- 19 pieces of correspondence in opposition to the application; and
- one piece of correspondence dealing with other aspects of the application.

Staff Opening Comments

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

Applicant Comments

The Applicant provided opening comments 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:

- Brian Gregg

The following spoke in opposition to the application:

- Phoenix Winter
- Julianne Hill
- Melissa Sofie
- Kathleen Adams

The speakers list and receipt of public comments closed at 6:53 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Orr

SECONDED by Councillor Kirby-Yung

- A. THAT the application by Third Space Properties Inc., on behalf of 324 West 10th Avenue Investments Ltd., the registered owners of the lands located at 324 West 10th Avenue [*Lots 5 to 7 Block K District Lot 526 Plan 1530; PIDs 014-564-726, 014-564-734, and 014-564-742, respectively*] to rezone the lands from R5-3 (Residential) District to CD-1 (Comprehensive Development) District, to change the maximum building height from 84.0 m (276 ft.) to 58.0 m (190 ft.) to permit the development of an 18-storey mixed-use building containing 181 rental units, of which 20% of the residential floor area will be secured as below-market rental units, generally as presented in the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: 324 West 10th Avenue," 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 Musson Cattell Mackey Partnership, received December 18, 2024;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: 324 West 10th Avenue," 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 Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated January 6, 2026, entitled "CD-1 Rezoning: 324 West

10th Avenue,” be approved.

- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Referral Report dated January 6, 2026, entitled “CD-1 Rezoning: 324 West 10th Avenue”;

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.

- 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. 11391)
(Councillors Bligh, Klassen, Meiszner and Mayor Sim absent for the vote)

2. CD-1 Rezoning: 7051 Ash Crescent (Langara Gardens)

An application by Concert Properties Ltd. was considered as follows:

Summary: To rezone 7051 Ash Crescent (Langara Gardens) from CD-1 (Comprehensive Development) (47) District to a new CD-1 (Comprehensive Development) District, to permit a phased mixed-use development with building heights ranging from three to 45 storeys, and includes retention of the existing four rental towers (335 units), approximately 2,600 residential housing units (a mix of rental, below-market rental, social housing, and strata residential units), a 74-space childcare facility, a 1.08-acre new linear park adjacent Churchill Track, and improvements to Cambie Park. A total floor area of 259,393 sq. m (2,792,083 sq. ft.) is 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:

- 29 pieces of correspondence in support of the application;
- two 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 and responded to questions.

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:

- Judy K
- Donald B Hickling
- Jared Forman
- Brianne La Pierre
- Luke White Brune
- David Belliver
- Elliot Klin

The following spoke in opposition to the application:

- Bereket Guta
- Emily Luba
- Scotti Green

The speakers list and receipt of public comments closed at 8:32 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 Fry

- A. THAT the application by Concert Properties Ltd., on behalf of Langara Gardens Holdings Ltd. and Langara Gardens (Concert Nominee) Ltd., the registered owners of the lands located at 7051 Ash Crescent [*PID 008-763-887; Block 909 District Lot 526 Plan 12978*], to rezone the lands from CD-1 (Comprehensive Development) (47) District By-law No. 4358 to a new CD-1 (Comprehensive Development), to permit a multi-phased mixed-use development with a total floor area of 259,393 sq. m (2,792,083 sq. ft.), building heights ranging from three to 45 storeys, and residential, community, and commercial uses, generally as presented in the Referral Report dated January 6, 2026, entitled “CD-1 Rezoning: 7051 Ash Crescent (Langara Gardens),” 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 James K M Cheng Architects, received December 16, 2022, with revisions submitted on November 8, 2023;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreements described in Part 2 of Appendix B of the Referral Report dated January 6, 2026, entitled “CD-1 Rezoning: 7051 Ash Crescent (Langara Gardens),” 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 Planning, Urban Design and Sustainability.
- C. THAT subject to the approval of the new CD-1 By-law, CD-1 (47) Langara Gardens By-law No. 4358 be repealed, generally as set out in Appendix C of the Referral Report dated January 6, 2026, entitled “CD-1 Rezoning: 7051 Ash Crescent (Langara Gardens)”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1 (47) (Comprehensive District) Langara Gardens By-law No. 4358 at the time of enactment of the new CD-1 By-law.

- D. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated January 6, 2026, entitled “CD-1 Rezoning: 7051 Ash Crescent (Langara Gardens),” be approved.
- E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated January 6, 2026, entitled “CD-1 Rezoning: 7051 Ash Crescent (Langara Gardens)”;

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.

- F. THAT subject to approval in principle of the rezoning, the General Manager of Planning, Urban Design and Sustainability be instructed to prepare the Langara Gardens Design Guidelines, generally as presented in Appendix E of the Referral Report dated January 6, 2026, entitled “CD-1 Rezoning: 7051 Ash Crescent (Langara Gardens),” for adoption, at the time of enactment of the zoning by-law.
- G. THAT upon transfer to the City, the new linear park parcel shall be designated as Permanent Park.
- 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. 11392)
(Councillors Klassen, Meiszner and Mayor Sim absent for the vote)

3. CD-1 (454) Text Amendment: 215 West 1st Avenue

An application by McFarland Marceau Architects and Vancouver School Board was considered as follows:

Summary: This report evaluates an application to amend CD-1 (Comprehensive Development) District (454) for 215 West 1st Avenue. The application is to increase the maximum building height from 13.5 m (44 ft.) to 18.8 m (62 ft.) to permit a four-storey elementary school.

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:

- 766 pieces of correspondence in support of the application;
- 55 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 and along with staff from the Board of Parks and Recreation, Real Estate Services and the General Manager, Planning, Urban Design and Sustainability, responded to questions.

Applicant Comments

The Applicant provided a presentation.

Speakers

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During the hearing of speakers, it was

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

THAT under Section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm and refer closing comments, questions to staff, debate and decision to February 26, 2026, at 3 pm.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillors Klassen, Meiszner, Orr, Zhou and Mayor Sim absent for the vote)*

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

The following spoke in support of the application:

- Raveen Mandair Pauls
- Jason Lyons
- Ashlie Corcoran
- Robyn Chan
- Shahrzad Pedram
- Matthew Hoag
- Helen Lui
- Haakon Koyote
- Bobo Eyrich
- Sarah Pawliuk
- Christopher Lee
- Fiorella Pinillos
- Greg Morris
- Stanley Lee

- Mike Tan
- Rohana Rezel
- Lisa Zhang
- Jordan Hong
- Peter Waldkirch
- Jennifer Mao
- Raymond Wong

The following spoke in opposition to the application:

- Cathleen Thornicrost
- Ira Nadel
- Myrna Leslie
- Jonathan Berkowitz
- Peter Reese
- Diane McCurdy
- Lynne Gray
- Pavan Ram
- Patricia Taylor
- Gord Keep
- Katherine Keep
- Joyce Ozier
- Norman Hotson
- James Boyle
- Joyce Resin
- Robert Cornish
- Alan Farber
- Geoffrey Holan

The speakers list and receipt of public comments closed at 12:30 am.

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Council recessed on February 13, 2026, at 12:31 am, and reconvened on February 26, 2026, at 3:01 pm, with Acting Mayor Dominato in the Chair.

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Prior to the start of the closing comments Councillors Klassen, Meiszer and Orr advised they had reviewed the proceedings and would therefore be voting on this item.

Prior to closing comments, Acting Mayor Dominato relinquished the Chair to the Mayor for the remainder of the meeting.

Applicant Closing Comments

The applicant provided closing comments.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability and Parks and Recreation provided closing comments.

Council Questions Following Staff Closing Comments

Staff from Engineering Services, Real Estate Services, and Parks and Recreation responded to additional questions.

Council Decision

Prior to debate and discussion on the motion, Mayor Sim advised he had reviewed the proceedings and would therefore be voting on this item.

MOVED by Councillor Dominato

SECONDED by Councillor Meiszner

- A. THAT the application by McFarland Marceau Architects and Vancouver School Board, on behalf of the City of Vancouver, the registered owner of the lands located at 215 West 1st Avenue [*PID 026-979-781; Lot 328 False Creek Plan BCP28525*] to amend CD-1 (Comprehensive Development) District (454) By-law No. 9454 to increase the maximum building height from 13.5 m (44 ft.) to 18.8 m (62 ft.), to permit the development of a four-storey School - Elementary or Secondary, generally as presented in the Referral Report dated January 6, 2026, entitled "CD-1 (454) Text Amendment: 215 West 1st Avenue," be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (454) By-law No. 9454, 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 McFarland Marceau Architects, received May 21, 2024;

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

- B. THAT subject to approval in principle of the CD-1 By-law, consequential amendments to the Southeast False Creek Official Development Plan, to increase the maximum permitted and optimum heights in Area 2A, generally as set out in Appendix C of the Referral Report dated January 6, 2026, entitled "CD-1 (454) Text Amendment: 215 West 1st Avenue," also be approved in principle.
- C. THAT A and B 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.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the following be added as C:

- C. THAT Council direct staff to further explore school drop-off and pickup zones (other than accessible provisions) away from Columbia Street to West 1st Avenue and/or on adjacent City owned land abutting West 1st Avenue, and report back to Council and authorize the City Engineer to amend related conditions within Appendix B of this report.

CARRIED UNANIMOUSLY (Vote No. 11424)
(Councillor Fry absent for the vote)

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

THAT the following be added as D:

- D. THAT Council direct that Hinge Park, identified and referenced in the Referral Report as Figure 6, be maintained as open, green space, such that it remains un-enclosed, un-asphalted, natural green space for public use.

CARRIED (Vote No. 11425)
(Councillors Dominato and Maloney opposed)
(Councillor Fry absent for the vote)

During discussion, the Mayor relinquished the Chair to Acting Mayor Dominato in order to provide comments on the application and resumed the Chair once finished.

The amendments having carried, Council agreed to separate the vote on the components of the the motion. D was put and CARRIED (Vote No. 11426) with Councillors Dominato and Maloney opposed, and Councillor Fry absent for the vote, and A to C and E were put and CARRIED UNANIMOUSLY (Vote No. 11427) with Councillor Fry absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT the application by McFarland Marceau Architects and Vancouver School Board, on behalf of the City of Vancouver, the registered owner of the lands located at 215 West 1st Avenue [*PID 026-979-781; Lot 328 False Creek Plan BCP28525*] to amend CD-1 (Comprehensive Development) District (454) By-law No. 9454 to increase the maximum building height from 13.5 m (44 ft.) to 18.8 m (62 ft.), to permit the development of a four-storey School - Elementary or Secondary, generally as presented in the Referral Report dated January 6, 2026, entitled "CD-1 (454) Text Amendment: 215 West 1st Avenue," be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (454) By-law No. 9454, 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 McFarland Marceau Architects, received May 21, 2024;

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

- B. THAT subject to approval in principle of the CD-1 By-law, consequential amendments to the Southeast False Creek Official Development Plan, to increase the maximum permitted and optimum heights in Area 2A, generally as set out in Appendix C of the Referral Report dated January 6, 2026, entitled "CD-1 (454) Text Amendment: 215 West 1st Avenue," also be approved in principle.
- C. THAT Council direct staff to further explore school drop-off and pickup zones (other than accessible provisions) away from Columbia Street to West 1st Avenue and/or on adjacent City owned land abutting West 1st Avenue, and report back to Council and authorize the City Engineer to amend related conditions within Appendix B of Referral Report dated January 6, 2026, entitled "CD-1 (454) Text Amendment: 215 West 1st Avenue".
- D. THAT Council direct that Hinge Park, identified and referenced in Figure 6 of the Referral Report dated January 6, 2026, entitled "CD-1 (454) Text Amendment: 215 West 1st Avenue," be maintained as open, green space, such that it remains un-enclosed, un-asphalted, natural green space for public use.
- 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.

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned on February 26, 2026, at 3:59 pm.

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