



PUBLIC HEARING MINUTES

FEBRUARY 17 AND MARCH 4, 2026

A Public Hearing of the City of Vancouver was held on, Tuesday, February 17, 2026, at 6:07 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Wednesday, March 4, 2025, 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* (Leave of Absence – Civic Business – February 17, 2026), (Leave of Absence – Personal Reasons - March 4, 2026, from 4:45 pm onwards)
Councillor Lisa Dominato*, Chair (February 17, 2026), (Leave of Absence – Civic Business – March 4, 2026)
Councillor Sarah Kirby-Yung*, Chair (March 4, 2026)
Councillor Mike Klassen*, Chair (March 4, 2026), (Leave of Absence – Personal Reasons – March 4, 2026, from 5 pm onwards)
Councillor Lenny Zhou*, Chair (February 17, 2026), (Leave of Absence – Personal Reasons – March 4, 2026, from 6 pm onwards)
Councillor Rebecca Bligh* (Leave of Absence – Civic Business – March 4, 2026)
Councillor Pete Fry
Councillor Peter Meiszner (Leave of Absence – Civic Business – March 4, 2026, from 3 pm to 5 pm)
Councillor Lucy Maloney
Councillor Brian Montague
Councillor Sean Orr

CITY CLERK'S OFFICE:

Kevin Burris, Manager, Civic Agencies
Terri Burke, 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. CD-1 REZONING: 453-461 East 10th Avenue and 2536-2542 Guelph Street

An application by Qualex-Landmark Holdings was considered as follows:

Summary: To rezone 453-461 East 10th Avenue and 2536-2542 Guelph Street from R5-2 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey mixed-use building containing 172 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 6.24 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.

Council also had before it a yellow memorandum from the General Manager of Planning Urban Design and Sustainability, dated February 10, 2026, entitled, "CD-1 Rezoning: 453-461 E 10th Ave & 2536-2542 Guelph St – Amendments to Housing Condition".

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:

- 26 pieces of correspondence in support of the application; and
- 10 pieces of correspondence in opposition to the application.

Staff Opening Comments

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

Applicant Comments

The applicant team 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:

- Bobo Eyrich
- Jordan MacDonald
- Daniel Holloway
- Lisa Rupert
- Mark Boardman
- Alexander Ciok

- Kylie Riggins
- Alistair Clark
- Michael Parker
- Matthew Cruickshank

The following spoke in opposition to the application:

- Oliver Nicklin
- Max Birch
- Ruth Cherry
- Jennifer Vollrath
- Emily Bordeleau
- William
- Daniel

The following provided general comments on the application:

- Dr Kevin Mowbray and Dr Evelyn Lo
- Dr Oliver Nelson

The speakers list and receipt of public comments closed at 7:44 pm.

Applicant Closing Comments

None.

Staff Closing Comments

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

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Klassen
SECONDED by Councillor Meiszner

- A. THAT the application by Qualex-Landmark Holdings, on behalf of:
- Mark Thomas Melville and Suman Mariyappa Melville, the registered owners of 2536 Guelph Street [014-828-235; *The North 54 Feet of Lot 16 Block 124 District Lot 264A Plans 1355 and 1771*];

- Jeannie Anne Kerr, the registered owners of 2540 Guelph Street [PID 014-828-251; Lot 16, Except the North 54 feet, Block 124 District Lot 264A Plans 1355 and 1771];
- Daniel Mezheritsky and Sam Grayli, the registered owners of 453 East 10th Avenue [PID 011-948-175; Lot 15 Block 124 District Lot 264A Plans 1355 and 1771]; and
- Angela Kathleen Gourlay and Kevin Francis Gourlay, the registered owners of 461 East 10th Avenue [PID 014-828-219; Lot 14 Block 124 District Lot 264A Plans 1355 and 1771],

to rezone the lands from R5-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 5.8 to 6.24 and to decrease the maximum building height from 69.0 m (226 ft.) to 58 m (190 ft.) to permit the development of an 18-storey mixed-use building containing 172 rental units, of which 20% of the residential floor area will be secured as below-market rental units and commercial space on the ground floor, generally as presented in the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 453-461 East 10th Avenue and 2536-2542 Guelph 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 RWA Group Architecture, received December 17, 2024;

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

AND FURTHER THAT the Memorandum dated February 10, 2026, entitled "CD-1 Rezoning: 453-461 E 10th Ave & 2536-2542 Guelph St – Amendments to Housing Condition," form a part of this motion.

- 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 20, 2026, entitled "CD-1 Rezoning: 453-461 East 10th Avenue and 2536-2542 Guelph Street," 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 20, 2026, entitled "CD-1 Rezoning: 453-461 East 10th Avenue and 2536-2542 Guelph Street," 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 Report dated January 20, 2026, entitled "CD-1 Rezoning: 453-461 East 10th Avenue and 2536-2542 Guelph 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.

- 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. 11394)
(Councillor Orr abstained from the vote)
(Mayor Sim absent for the vote)

2. CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street

An application by Parq Holdings Limited Partnership was considered as follows:

Summary: To amend the CD-1 (Comprehensive Development) District (519) By-law No. 10404 and to approve the application submitted by the British Columbia Lottery Corporation (BCLC) pursuant to the *Gaming Control Act (GCA)* to increase the number of permitted slot machines from 600 to 900 for the site at 39-65 Smithe Street (Parq Casino). The *GCA* requires the host local government to satisfy the BCLC that adequate community input has been sought and considered prior to deciding on an application to substantially change the type or extent of a gaming facility. The City has been advised that a public hearing is satisfactory consultation for this purpose. There are no form of development changes proposed to the existing building.

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:

- 13 pieces of correspondence in support of the application; and
- 65 pieces of correspondence in opposition to the application.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability and Arts, Culture and Community Services provided opening comments and responded to questions.

Applicant Comments

The applicant team provided opening comments and responded to questions.

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On February 17, 2026, during questions of staff, Chair Zhou relinquished the Chair to Acting Mayor Dominato, who had been participating virtually but was now present in the Chamber.

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During the hearing of speakers, it was

*MOVED by Councillor Bligh
SECONDED by Councillor Klassen*

THAT under Section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm in order to complete Item 2;

FURTHER THAT Council refer Items 3 and 4 to the reconvened Public Hearing on Wednesday, March 4, 2026, at 3 pm.

amended

*AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou*

THAT the motion be struck and the following be inserted:

THAT under Section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm in order to complete Items 2 and 3;

FURTHER THAT Council refer Item 4 to the reconvened Public Hearing on Wednesday, March 4, 2026, at 3 pm.

CARRIED UNANIMOUSLY
(Mayor Sim absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY, with Mayor Sim absent for the vote.

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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:

- Aman Brar
- Paul Sanghera
- George Chayka
- Howard Blank
- Ma Rowena Alivio
- Shanna Abonitalla
- Helen Pahou
- Angela Brain

The following spoke in opposition to the application:

- Mark Lysyshyn
- Sandra Garossino
- Ian Pitfield
- Lindsay Brown
- Michelle Travis
- Stanley Lee
- Jean Swanson
- Ruth Cherry
- Laura Stannard
- Lewis N Villegas
- Vanja Jelec
- Melody Ma
- Bruno Clapci
- Stephen Bohus
- Fe Taala

The speakers list and receipt of public comments closed at 10:24 pm on February 17, 2026.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

Staff from Planning, Urban Design and Sustainability and Arts, Culture and Community Services responded to questions.

Council Decision

MOVED by Councillor Zhou
SECONDED by Councillor Klassen

- A. THAT the application by Parq Holdings Limited Partnership, on behalf of the B.C. Pavilion Corporation, the registered owner of the lands located at 39-65 Smithe Street [*PID 029-173-817; Lot 346 False Creek Plan EPP31476*] to amend the CD-1 (Comprehensive Development) District (519) By-law No. 10404 to increase the maximum permitted slot machines from 600 to 900, generally as presented in the Referral Report dated January 20, 2026, entitled “CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street,” be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (519) By-law No. 10404, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

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 enactment of the draft by-law to amend CD-1 (519) By-law No. 10404 referenced in A above, Council approve the GCA application from BCLC, attached as Appendix G of the Referral Report dated January 20, 2026, entitled “CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street,” to expand the casino operated by Parq Holdings Limited Partnership at 39-65 Smithe Street, known as the Parq Casino, from 600 slot machines to up to 900 slot machines.
- C. THAT staff report back to Council with proposed updates to the criteria and program scope for the Social Responsibility Fund community grant program.
- D. THAT A to C 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

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Maloney

THAT the motion be struck and replaced with the following:

THAT the Referral Report dated January 20, 2026, entitled "CD-1 (519) Text Amendment and Gaming Control Act Approval: 39-65 Smithe Street", be referred back to staff, to report back with further Health Impact Assessment (HIA) Analysis pending the report and consideration of recently commissioned studies: BC Gaming Policy & Enforcement Branch "Household Prevalence Survey" and StatsCan "Canadian Community Health Survey"; expected in Spring and Fall of this year respectively.

LOST (Vote No. 11398)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague and Zhou opposed)
(Mayor Sim absent for the vote)

The amendment having lost, the motion was put and CARRIED (Vote No. 11399), with Councillors Bligh, Fry, Maloney and Orr opposed, and Councillor Kirby-Yung and Mayor Sim absent for the vote.

3. CD-1 (899) Text Amendment: 3360-3384 Vanness Avenue and 3347 Clive Avenue

An application by Intracorp Projects Ltd. was considered as follows:

Summary: To amend CD-1 (Comprehensive Development) District (899) By-law No. 14333 for 3360-3384 Vanness Avenue and 3347 Clive Avenue, to increase the maximum floor space ratio (FSR) from 11.38 to 11.52, increase the proportion of below-market rental housing from 10% to 20% of the residential floor area and convert the previously secured City-owned childcare into commercial space, 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:

- one piece of correspondence in support of the application;
- 12 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 team provided opening comments and responded to questions.

Speakers

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

The following spoke in opposition to the application:

- Mona Stilwell
- Devon Harlos
- Alison Merton
- Melanie Cheng
- Trevor Falkenhagen
- Sarah MacLeod

The speakers list and receipt of public comments closed at 11:38 pm on February 17, 2026.

Applicant Closing Comments

The applicant provided closing comments.

Staff Closing Comments

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

Council Questions Following Staff Closing Comments

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

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On February 17, 2026, at 11:53 pm, Chair Dominato relinquished the Chair to Deputy Mayor Kirby-Yung to participate in debate and resumed the Chair after completing her comments.

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Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

- A. THAT the application by Intracorp Projects Ltd., on behalf of Intracorp Vanness Nominee Ltd., the registered owner of the lands located at 3360-3384 Vanness Avenue and 3347 Clive Avenue [*PID 032-497-326; Lot A Blocks 154, 155 and 156 District Lot 37 Group 1 New Westminster District Plan EPP144353*], to amend CD-1 (Comprehensive Development) District (899) By-law No. 14333, to increase the maximum floor space ratio (FSR) from 11.38 to 11.52, increase the proportion of below-market rental housing from 10% to 20% of the residential floor area and convert the previously secured City-owned childcare into commercial space, generally as presented in the Referral Report dated January 20, 2026, entitled "CD-1 (899) Text Amendment: 3360-3384 Vanness Avenue and 3347 Clive Avenue," be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (899) No. 14333, 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 Boniface Oleksiuk Politano Architects, received October 23, 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 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 20, 2026, entitled "CD-1 (899) Text Amendment: 3360-3384 Vanness Avenue and 3347 Clive 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 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.

CARRIED UNANIMOUSLY (Vote No. 11400)
(Councillor Orr abstained from the vote)
(Councillor Bligh and Mayor Sim absent for the vote)

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*Council recessed on February 18, 2026, at 12:04 am, and reconvened on
March 4, 2026, at 3:01 pm.*

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4. CD-1 REZONING: 2202-2212 West 10th Avenue and 2221 Marstrand Avenue

An application by LPI Management Ltd. was considered as follows:

Summary: To rezone 2202-2212 West 10th Avenue and 2221 Marstrand Avenue from C-7 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 25-storey mixed-use building containing 221 rental units, with 20% of the residential floor area for below-market rental units, and a two-storey public utility building for telecommunications purposes. A floor space ratio (FSR) of 6.65 and a height of 76.2 m (250 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:

- 64 pieces of correspondence in support of the application;
- 229 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 team provided a presentation and responded to questions.

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During the hearing of speakers on March 4, 2026, Mayor Sim relinquished the Chair to Acting Mayor Klassen. Mayor Sim left the meeting and did not return.

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Council recessed at 4:57 pm and reconvened at 6:01 pm.

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Following the dinner break on March 4, 2026, Acting Mayor Klassen relinquished the Chair to Deputy Mayor Kirby-Yung. Acting Mayor Klassen left the meeting and did not return.

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Speakers

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

The following spoke in support of the application:

- Dan Holloway
- Luis Galvan
- Jaimaan Monga
- Bobo Eyrich
- Russil Wvong
- Bren Mongeon
- Henry McQueen
- Diane Elliott-Buckley
- Lorraine Lowe
- Hart Starr Crawford
- Davrin Lee-Sun
- Jane McFadden
- Michelle Barile
- Lavanya Anand
- Denis Agar
- Verina Musherure
- Taylor Fisher

- Christina Shorthouse
- Jebb Sinclair

The following spoke in opposition to the application:

- Blayne Addley
- Alison Taylor
- Sadiq Abdulla
- Stephanie Binnington
- Arran Yates
- Spencer Perry
- Kate Wilson
- Tracy Kemp
- Tim Louman-Gardiner
- Adam Policzer
- Anita Landon Mulleney
- Cary Gaymond
- Stephen Bohus
- Geoff Manton
- Diane Henry
- Jeff Wilson
- Janet Bruce
- Mack Wilson
- Eric MacDonald
- Barbara Oakes

The speakers list and receipt of public comments closed at 7:22 pm on March 4, 2026.

Applicant Closing Comments

The applicant provided closing comments.

Staff Closing Comments

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

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Meiszner
SECONDED by Councillor Fry

- A. THAT the application by LPI Management Ltd., on behalf of TL Regent Property Inc.¹, the registered owner of the lands located at 2202-2212 West 10th Avenue and 2221 Marstrand Avenue [*PID 032-509-774; Lot A Block 363 District Lot 526 Group 1 New Westminster District Plan EPP 145045*] to rezone the lands from C-7 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 6.65 and increase the maximum building height from 12.2 m (40 ft.) to 76.2 m (250 ft.) to permit the development of a 25-storey mixed-use building containing 221 rental units of which 20% of the residential floor area will be secured as below-market rental units and a two-storey public utility building for telecommunications purposes, generally as presented in the Report, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by dys architecture, received October, 18, 2024;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report, 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 Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Report;

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.

- D. THAT Recommendations A to C 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;

¹ Represented by Telus Communications

- (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 Meiszner
SECONDED by Councillor Orr

THAT the following be added to the end of A:

AND FURTHER THAT Council add the following conditions:

1. Council inserts into "PART 2: CONDITIONS OF BY-LAW ENACTMENT", a new condition 2.1 as follows:

2.1 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Marstrand Ave., to achieve a 0.7m offset distance from the property line adjacent to the residential frontage. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the Development Permit.
2. Council re-numbers the other conditions in "PART 2: CONDITIONS OF BY-LAW ENACTMENT", accordingly.
3. Council inserts a new condition 2.2 (e) and (f) into the renumbered condition 2.2 as follows:
 - (e) Street improvements, and appropriate transitions, along Marstrand Avenue adjacent to the site, including:
 - (i) Minimum 1.1 m wide broom finish concrete sidewalk adjacent to the utility frontage;
 - (ii) Minimum 1.8 m wide broom finish saw-cut concrete sidewalk adjacent to the residential frontage;
 - (iii) Speed humps between Vine Street and Yew Street.
 - (f) Provision of improvements at the intersection of Yew Street and West 10th Avenue:

- (i) A raised crosswalk and associated adjustments to infrastructure for drainage and transitions at the west leg of the intersection.

4. Council re-letters the other conditions in condition 2.2 accordingly.

CARRIED UNANIMOUSLY (Vote No. 11433)
(Councillors Bligh, Dominato, Klassen, Zhou and Mayor Sim absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11434) with Councillors Bligh, Dominato, Klassen, Zhou and Mayor Sim absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT the application by LPI Management Ltd., on behalf of TL Regent Property Inc.², the registered owner of the lands located at 2202-2212 West 10th Avenue and 2221 Marstrand Avenue [*PID 032-509-774; Lot A Block 363 District Lot 526 Group 1 New Westminster District Plan EPP 145045*] to rezone the lands from C-7 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 6.65 and increase the maximum building height from 12.2 m (40 ft.) to 76.2 m (250 ft.) to permit the development of a 25-storey mixed-use building containing 221 rental units of which 20% of the residential floor area will be secured as below-market rental units and a two-storey public utility building for telecommunications purposes, generally as presented in the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand 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 dys architecture, received October, 18, 2024;

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

AND FURTHER THAT Council add the following conditions:

1. Council inserts into "PART 2: CONDITIONS OF BY-LAW ENACTMENT", a new condition 2.1 as follows:

2.1 Provision of a statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Marstrand Ave., to achieve a 0.7m offset distance from the property line adjacent to the residential frontage. The SRW will be free of any encumbrance such as structure, stairs,

² Represented by Telus Communications

planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement;

Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the Development Permit;

2. Council re-numbers the other conditions in “PART 2: CONDITIONS OF BY-LAW ENACTMENT”, accordingly;
 3. Council inserts a new condition 2.2 (e) and (f) into the renumbered condition 2.2 as follows:
 - (e) Street improvements, and appropriate transitions, along Marstrand Avenue adjacent to the site, including:
 - (i) Minimum 1.1 m wide broom finish concrete sidewalk adjacent to the utility frontage;
 - (ii) Minimum 1.8 m wide broom finish saw-cut concrete sidewalk adjacent to the residential frontage;
 - (iii) Speed humps between Vine Street and Yew Street.
 - (f) Provision of improvements at the intersection of Yew Street and West 10th Avenue:
 - (i) A raised crosswalk and associated adjustments to infrastructure for drainage and transitions at the west leg of the intersection;
 4. Council re-letters the other conditions in condition 2.2 accordingly.
- 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 20, 2026, entitled “CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand 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 Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Referral Report dated January 20, 2026, entitled “CD-1 Rezoning: 2202-2212 West 10th Avenue and 2221 Marstrand 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.
- D. THAT A to C 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 Orr
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned on March 4, 2026, at 7:57 pm.

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