



PUBLIC HEARING MINUTES

FEBRUARY 19, MARCH 5, AND 12, 2026

A Public Hearing of the City of Vancouver was held on Thursday, February 19, 2026, at 6:03 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Thursday, March 5, 2026, at 3:03 pm; and Friday, March 12, 2026, at 9:30 am. This Public Hearing was convened in person and via electronic means as authorized under Section 559.03 of the *Vancouver Charter*.

PRESENT: Mayor Ken Sim* (Leave of Absence – Personal Reasons – February 19, 2026)
Councillor Rebecca Bligh* (Absent – February 19, 2026; Leave of Absence – Civic Business – March 5, 2026)
Councillor Lisa Dominato* (Leave of Absence – Civic Business – March 12, 2026)
Councillor Sarah Kirby-Yung* (Leave of Absence – Civic Business – February 19, 2026)
Councillor Mike Klassen
Councillor Lucy Maloney
Councillor Peter Meiszner* (Leave of Absence – Civic Business – March 5, 2026)
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou

ABSENT: Councillor Pete Fry (Leave of Absence – Personal Reasons – February 19, March 5, and March 12, 2026)

CITY CLERK'S OFFICE: Lesley Matthews, Acting Deputy City Clerk
Alyse Stewart, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

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In the absence of Mayor Sim, due to a Leave of Absence, Acting Mayor Dominato assumed the Chair at the beginning of the meeting.

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Acting Mayor Dominato 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.

Acting Mayor Dominato 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 CD-1 Rezoning: 466-476 West 27th Avenue – WITHDRAWN

2. CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street

An application by PC Urban (13th and Willow) Holdings Corp. was considered as follows:

Summary: To rezone 816-860 West 13th Avenue and 2915-2925 Willow Street from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of two 21-storey mixed-use buildings containing 507 rental units (100% of the dwelling units to be rented at rates no greater than the average rents set for the Class B Development Cost Levy (DCL) waiver) and a 49-space private childcare facility. A floor space ratio (FSR) of 7.40 and a height of 66.6 m (219 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 12, 2026, entitled, "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street."

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:

- 20 pieces of correspondence in support of the application; and
- six pieces of correspondence in opposition to 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

Acting Mayor Dominato called three times for speakers for and against the application.

The following spoke in support of the application:

- Shelly Fleck
- Sean Parr
- Denis Agar
- Danna Garcia-Wigueras

The following spoke in opposition to the application:

- Lewis N Villegas
- Karen Konrad

The speakers list and receipt of public comments closed at 7:09 pm.

Applicant Closing Comments

The Applicant provided closing comments.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

Staff from Engineering Services responded to additional questions.

Council Decision

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

- A. THAT the application by PC Urban (13th and Willow) Holdings Corp., on behalf of:
- Eric Ennyu and Karen Mai Ennyu, the registered owners of 816 West 13th Avenue [*PID 005-809-916; Strata Lot 2 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
 - David Michael Sweeney and Patricia Jane Sweeney, the registered owners of 818 West 13th Avenue [*PID 006-289-991; Strata Lot 1 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
 - Colin Roger Mallet and Judith Ann Angel, the registered owners of 826 West 13th Avenue [*PID 006-289-126; Strata Lot 2 District Lot 526 Strata*

Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1],

- Alison Jennifer Laura Seto and Jeffrey Leung Seto, the registered owners of 828 West 13th Avenue [*PID 002-726-670; Strata Lot 1 District Lot 526 Strata Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1],*
- Debra June Tivy, the registered owner of 834 West 13th Avenue [*PID 005-095-743; Strata Lot 2 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1],*
- Ian Charles Carey Druce, the registered owner of 836 West 13th Avenue [*PID 006-379-915; Strata Lot 1 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1],*
- Brian John Habjan and Jillian Anne Brock, the registered owners of 844 West 13th Avenue [*PID 002-896-231; Strata Lot 2 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1],*
- Jimmy Albino Zadra, the registered owner of 846 West 13th Avenue [*PID 002-693-330; Strata Lot 1 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1],*
- Hirschel Wasserman and Nicola Sarah Fried, the registered owners of 856 West 13th Avenue [*PID 003-056-562; Strata Lot 2 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1],*
- Dianne Marie Miller, the registered owner of 860 West 13th Avenue [*PID 003-091-660; Strata Lot 1 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1],*
- Hussien Jaffer and Nazma Amir Kassam, the registered owners of 2915 Willow Street [*PID 006-285-881; Strata Lot 1 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1], and*
- Joyce Evelyne Pratibha Lachkovics and Andrew Josef Lachkovics, the registered owners of 2925 Willow Street [*PID 006-285-899; Strata Lot 2 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1],*

to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.7 to 7.4 and increase the maximum building height from 23.0 m (75 ft.) to 66.6 m (219 ft.) to permit the development of two 21-storey mixed-use buildings containing 507 rental units and a private 49-space childcare facility, generally as presented in the Referral Report dated January 20, 2026, entitled, "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow 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 Francl Architecture Inc., received October 14, 2025, with supplementary drawings received January 16, 2026;

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 staff yellow memorandum dated February 12, 2026, entitled, "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street", 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: 816-860 West 13th Avenue and 2915-2925 Willow 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 enactment of the CD-1 By-law of the Referral Report dated January 20, 2026, entitled, "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street", Council terminates its previous approval in principle on April 23, 2025, to rezone this property, including consequential amendments to the Noise and Sign By-laws.
- 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 20, 2026, entitled, "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street", 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 as set out in Appendix C of the Referral Report dated January 20, 2026, entitled, "CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow 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 of the above-noted report.

- F. THAT A to E 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. 11401)
(Councillors Bligh, Kirby-Yung, and Mayor Sim absent for the vote)

3. CD-1 Rezoning: 1470-1476 West Broadway

An application by Gracorp Properties LP was considered as follows:

Summary: To rezone 1470-1476 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 38-storey mixed-use building containing 337 rental units, with 20% of the residential floor area for below-market rental units, commercial space on the ground and second floors, and a future secondary station entrance for the Broadway Subway's South Granville Station. A floor space ratio (FSR) of 16.3 and a height of 118 m (387 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:

- three pieces of correspondence in support of the application; and
- four 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 provided opening comments.

Speakers

Acting Mayor Dominato called three times for speakers for and against the application.

The following spoke in opposition to the application:

- Lewis N Villegas

The following provided general comments on the application:

- Andrew Shilletto

The speakers list and receipt of public comments closed at 7:45 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Meiszner

SECONDED by Councillor Klassen

- A. THAT the application by Gracorp Properties LP, on behalf of 1470 West Broadway Holdings Ltd., the registered owner of the lands located at 1470-1476 West Broadway [*Amended Lot 24 (See 51704L), Amended Lot 25 (See 44892L), and Lot 26 Block 351 District Lot 526 Plan 590; PIDs 015-185-796, 015-185-826, 015-185-834 respectively*] to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor

space ratio (FSR) from 3.0 to 16.3 and increase the maximum building height from 9.2 m (30 ft.) to 118 m (387 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 38-storey mixed-use building containing 337 rental units, of which 20% of the residential floor area will be secured as below-market rental units, commercial space on the ground and second floors, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 20, 2026, entitled, "CD-1 Rezoning: 1470-1476 West Broadway", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCM Partnership, received June 25, 2024, and supplemental plans received September 2, 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 Rezoning: 1470-1476 West Broadway", 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: 1470-1476 West Broadway", 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 set out in Appendix C of the Referral Report dated January 20, 2026, entitled, "CD-1 Rezoning: 1470-1476 West Broadway";

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 of the above noted report.

- 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. 11402)
(Councillors Bligh, Kirby-Yung, and Mayor Sim absent for the vote)

4. CD-1 (915) Text Amendment: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street

An application by 456 Prior Street Holdings Ltd. was considered as follows:

Summary: To amend CD-1 By-law (915) for 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street to establish two sub-areas within the site and assign maximum floor areas for each sub-area to enable subdivision and permit the development to proceed in two phases. The amendment would also designate minimum area requirements for publicly accessible plaza within each sub-area, add “Urban Farm” as a permitted use, and include additional amendments to support these changes and update parts of the by-law to current standards. No significant alterations to the approved form of development nor project density 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 19, 2026, entitled, “CD-1 (915) Text Amendment: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street – Amendments to modify Rezoning Conditions”.

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:

- two pieces of correspondence in support of the application;
- one piece 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.

Applicant Comments

The Applicant provided opening comments.

Speakers

Acting Mayor Dominato called three times for speakers for and against the application.

The following spoke in opposition to the application:

- Lewis N Villegas

The speakers list and receipt of public comments closed at 8:17 pm.

Applicant Closing Comments

None.

Staff Closing Comments

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

Council Questions Following Staff Closing Comments

None.

Council Decision

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

- A. THAT the application by 456 Prior Street Holdings Ltd., the registered owner of the lands located at 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street [*PID 032-235-089; Lot 1 Block 105 District Lots 196 and 2037 Group 1 New Westminster District Plan EPP 136117*] to amend CD-1 (Comprehensive Development) District (915) By-law No. 14566 to establish two sub-areas within the site and assign maximum floor areas for each parcel in order to permit subdivision of the site, while also providing further amendments which support these changes and update parts of the by-law to current standards, generally as presented in the Referral Report dated January 20, 2026, entitled, "CD-1 (915) Text Amendment: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street", be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (915) By-law No. 14566, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

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 staff yellow memorandum dated February 19, 2026, entitled, "CD-1 (915) Text Amendment: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street – Amendments to modify Rezoning Conditions", form a part of this motion.

- B. THAT subject to approval in principle of the CD-1 By-law Text Amendment and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 20, 2026, entitled, "CD-1 (915) Text Amendment: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law amendment for enactment prior to enactment of the CD-1 By-law Text Amendment, 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. 11403)
(Councillors Bligh, Kirby-Yung, and Mayor Sim absent for the vote)

5. CD-1 Rezoning: 2028-2038 Barclay Street

An application by Marcon Barclay Properties Ltd. was considered as follows:

Summary: To rezone 2028-2038 Barclay Street from RM-5B (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 25-storey hotel building with restaurant use at grade. A floor space ratio (FSR) of 11.84 and a height of 83 m (272 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:

- 107 pieces of correspondence in support of the application;
- 462 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 along with staff from Engineering Services, responded to questions.

Applicant Comments

The Applicant provided a presentation and responded to questions.

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On February 19, 2026, during questions to staff and the Applicant, it was

MOVED by Councillor Klassen

SECONDED by Councillor Zhou

THAT under section 5.4(e) of the Procedure By-law, Council be permitted to ask a second round of questions.

CARRIED UNANIMOUSLY

(Councillors Bligh, Kirby-Yung, and Mayor Sim absent for the vote)

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Speakers

Acting Mayor Dominato and the Chair called three times for speakers for and against the application.

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On February 19, 2026, during comments from public speakers, it was

MOVED by Councillor Meiszner

SECONDED by Councillor Zhou

THAT under Section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm in order to complete hearing from speaker 8, and recess until March 5, 2026, at 3 pm, beginning with speaker 9.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

(Councillors Bligh, Kirby-Yung, and Mayor Sim absent for the vote)

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Subsequently, Council recessed on February 19, 2026, at 10 pm, and reconvened on March 5, 2026, at 3:03 pm, to continue hearing from speakers.

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On March 5, 2026, during comments from public speakers, it was

MOVED by Councillor Klassen

SECONDED by Councillor Maloney

THAT under Section 2.8(b) of the Procedure By-law, Council extend the meeting past 5 pm in order to complete hearing from speaker 44, and recess until March 12, 2026, at 9:30 am, beginning with speaker 45.

CARRIED UNANIMOUSLY

(Councillors Bligh and Meiszner absent for the vote)

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Subsequently, Council recessed on March 5, 2026, at 5:04 pm, and reconvened on March 12, 2026, at 9:30 am, to continue hearing from speakers.

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The following spoke in support of the application:

- Sebastian Zein
- Bruce Gibson
- Jill Wanklyn
- Jon Kelly
- Bobo Eyrich
- Dustin La Prairie

- Margareta Dovgal
- Amber Papou
- Andrew Methodius Hawryluk
- Stewart Robinson
- Teri Smith
- Charles Cooper
- Ajeer Sidouquie
- Farshid Rafiei
- Santiago Jaramillo
- Jess Reno
- Lyn Tyler
- Samantha Gooding
- Matthew Thiessen
- Liz Speering
- Jason Mosberian
- Alda Pereira

The following spoke in opposition to the application:

- Park Board Commissioner Brennan Bastyovanszky
- Hendrik Slegtenhorst
- Mark Jan Vrem
- Margaret Chisholm
- Mike Biskar
- Harold Clark
- Maureen Wilson
- Lori Hodgkinson
- Jane Murphy Thomas
- Mike Archibald
- Fabian, on behalf of Pooh Corner Daycare
- Lena Orlova
- Roger Keyes
- Alexandra Phizicky
- Alan Ferris
- Veronica Martisius
- Britt Pen
- Holly Burke
- Adeel Ahamed
- Randy Knill
- Sandra Trotter
- Briana Thomas
- Monica Edl
- Leslee Silverman
- Ajeer Sidoquie
- Rob Grant
- Gretchen Harlow
- Wendy Sarkissian
- Eric Hellman

- Patrick Murphy
- Gary Macdonald
- Gary Durban
- Mark Burnet
- David Nelson Malm
- Stephen Nicholson
- Azeem Ahamed
- David Clark
- Bill Stovin
- Mark Burnett
- Victor Vandermeer
- Talia Udsen
- Joshua D
- Stanley Lee
- Nicolas Dhaliwal

The following provided general comments on the application:

- Javier Ojer
- Andrew Methodius Hawryluk

The speakers list and receipt of public comments closed on March 12, 2026, at 11:48 am.

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On March 12, 2026, after hearing from speakers, it was

MOVED by Councillor Klassen

SECONDED by Councillor Kirby-Yung

THAT under Section 2.8(a) of the Procedure By-law, Council extend the meeting past 12 pm in order to hear the Applicant's closing comments.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Dominato absent for the vote)*

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Applicant Closing Comments

The Applicant provided a presentation and closing comments.

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On March 12, 2026, at 12:12 pm, Council recessed and reconvened at 1:16 pm.

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Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

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

Council Decision

Prior to the vote, Councillors Bligh, Kirby-Yung, Meiszner, and Mayor Sim, advised they had reviewed the proceedings related to Item 5 and would therefore be participating in debate and voting.

MOVED by Councillor Klassen
SECONDED by Councillor Kirby-Yung

- A. THAT the application by Marcon Barclay Properties Ltd., the registered owners of the lands located at 2028-2038 Barclay Street [*PID 031-225-098; Lot 1 District Lot 185 Group 1 New Westminster District Plan EPP102998*], to rezone the lands from RM-5B (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.75 to 11.84 and increase the maximum building height from 58 m (190 ft.) to 83 m (272 ft.) to permit the development of a 25-storey hotel building with restaurant use at grade, generally as presented in the Referral Report dated January 20, 2026, entitled, "CD-1 Rezoning: 2028-2038 Barclay 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 Henriquez Partners Architects, received on July 31, 2024, and as amended by applicant in subsequent submissions to staff on May 15, 2025, and December 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 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: 2028-2038 Barclay Street", be approved.

- 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: 2028-2038 Barclay 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.

- 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.

referred

REFERRAL MOVED by Councillor Klassen
SECONDED by Councillor Meiszner

THAT Council refer the application for Item 5 - CD-1 Rezoning: 2028-2038 Barclay Street back to staff to study options and considerations related to retention of the existing number of hotel rooms plus one in accordance of the hotel policy, in addition to market and below market rental housing. The Applicant should be included in the discussion, necessitating future consideration by Council.

CARRIED (Vote No. 11476)
(Councillor Maloney opposed)
(Councillor Dominato absent for the vote)

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillor Dominato absent for the vote)

The Public Hearing adjourned at 2:02 pm on March 12, 2026.

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