



PUBLIC HEARING MINUTES

FEBRUARY 24, 2026

A Public Hearing of the City of Vancouver was held on Tuesday, February 24, 2026, at 6:02 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:

- Mayor Ken Sim
- Councillor Lisa Dominato
- Councillor Pete Fry
- Councillor Mike Klassen* (Leave of Absence – Civic Business)
- Councillor Lucy Maloney
- Councillor Peter Meiszner
- Councillor Brian Montague
- Councillor Sean Orr
- Councillor Lenny Zhou

ABSENT:

- Councillor Rebecca Bligh (Leave of Absence – Civic Business)
- Councillor Sarah Kirby-Yung (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 Mayor 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 Mayor 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: 2268-2294 West 3rd Avenue and 1902-1912 Vine Street

An application by Marcon Developments Ltd was considered as follows:

Summary: To rezone 2268-2294 West 3rd Avenue and 1902-1912 Vine Street from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 22-storey mixed-use building containing 207 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 7.1 and a height of 71.0 m (233 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:

- 27 pieces of correspondence in support of the application; and
- 46 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 responded to questions.

Speakers

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

The following spoke in support of the application:

- Davrin Lee-Sun
- Ed Evans
- Jane McFadden
- Andrew Seymour
- Adrienne Tom
- Bailey Miazga

The following spoke in opposition to the application:

- Susan Davies
- Alex Downie
- Adam Bogoch
- Ruth Cherry
- Alejandra Aguirre
- Jennifer O’Keeffe
- Jeff Janders
- Lewis N Villegas
- Marissa

The speakers list and receipt of public comments closed at 7:11 pm.

Applicant Closing Comments

The Applicant provided closing comments.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

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

Council Decision

MOVED by Councillor Orr
SECONDED by Councillor Dominato

- A. THAT the application by Marcon Developments Ltd, on behalf of M658 Nominee Corp.¹, the registered owner of the lands located at 2268-2294 West 3rd Avenue and 1902-1912 Vine Street [*Lots 7, 6, 5, 4, 3, 2, and 1, Except the South 2 feet, Now Lane, Block 233 District Lot 526 Plan 590; PIDs 015-375-749, 015-375-692, 015-375-650, 015-375-617, 015-375-609, 015-375-579 and 015-375-552 respectively*], to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.70 to 7.1 and increase the maximum building height from 23.0 m (75 ft.) to 71.0 m (233 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 22-storey mixed-use building containing 207 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: 2268-2294 West 3rd Avenue and 1902-1912 Vine 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 Boniface Oleksiuk Politano Architects, submitted August 28, 2024, with further drawings received July 7, 2025;

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

¹ Beneficially owned and controlled by Marcon Developments Ltd.

- 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: 2268-2294 West 3rd Avenue and 1902-1912 Vine 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: 2268-2294 West 3rd Avenue and 1902-1912 Vine 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 set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 2268-2294 West 3rd Avenue and 1902-1912 Vine 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. 11413)
(Councillor Klassen absent for the vote)

2. CD-1 Amendment: CD-1 (566) East Fraser Lands Town Square Precinct: 3575 Sawmill Crescent and CD-1 (567) East Fraser Lands Waterfront Precinct: 8711 River District Crossing and 3522 East Kent Avenue South

An application by Wesgroup Properties was considered as follows:

Summary: To amend CD-1 (566) East Fraser Lands Town Square Precinct and CD-1 (567) East Fraser Lands Waterfront Precinct to permit changes in Area 1 of the East Fraser Lands community. Amendments include the re-location of underground parking to above grade which results in an increase to building heights on Parcels 19.1, 33/34, and 35/36; a decrease to building height on Parcel 30; transferring the affordable/social housing obligation from Parcel 34 to a stand-alone site on Parcel 30; transferring the permitted rental density from Parcel 33/34 to Parcel 19.1; and providing miscellaneous housekeeping amendments to correct the 'live-work' use. Consequential amendments to the East Fraser Lands Official Development Plan will be required, and no changes to the overall 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 had before it a yellow memorandum from the General Manager of Planning, Urban Design and Sustainability dated February 23, 2026, entitled "CD-1 Amendment: CD-1 (566) East Fraser Lands Town Square Precinct: 3575 Sawmill Crescent and CD-1 (567) East Fraser Lands Waterfront Precinct: 8711 River District Crossing and 3522 East Kent Avenue South."

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:

- 12 pieces of correspondence in support of the application;
- 29 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.

Applicant Comments

The Applicant provided opening comments and responded to questions.

Speakers

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

The following spoke in support of the application:

- Philipp Postrehovsky
- James Iranzad
- Stephanie San
- Daniel Holloway

- Nathaniel Stuart

The following spoke in opposition to the application:

- Jennifer Ready

The following provided general comments on the application:

- Tina Cheung

The speakers list and receipt of public comments closed at 8:06 pm.

Applicant Closing Comments

The Applicant provided closing comments.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

None.

Council Decision

MOVED by Councillor Montague
SECONDED by Councillor Meiszner

- A. THAT the application by Wesgroup Properties Inc. (“Wesgroup”), on behalf of Park Lane River District Developments Ltd., the registered owner of the lands located at:
- 3575 Sawmill Crescent [*PID 031-993-273; Lot 58 District Lot 331 Group 1 New Westminster District Plan EPP121389*];
 - 8711 River District Crossing [*PID 029-292-298; Lot 37 District Lots 330 and 331 Group 1 New Westminster District Plan EPP31354 except Plans EPP91177 and EPP123096*]; and
 - 3522 East Kent Avenue South [*PID 029-292-310; Lot 38 District Lot 331 Group 1 New Westminster District Plan EPP31354*];

to amend CD-1 (566) East Fraser Lands Town Square Precinct By-law No.10941 and CD-1 (567) East Fraser Lands Waterfront Precinct By-law No.10943, to permit the transfer of density between parcels, to increase tower heights, and to enable above grade parking on Parcels 19.1, 33/34 and 35/36, generally as presented in the Referral Report dated January 6, 2026, entitled “CD-1

Amendment: CD-1 (566) East Fraser Lands Town Square Precinct: 3575 Sawmill Crescent and CD-1 (567) East Fraser Lands Waterfront Precinct: 8711 River District Crossing and 3522 East Kent Avenue South” be approved in principle;

FURTHER THAT the draft by-laws to amend CD-1 (566) By-law No. 10941 and CD-1 (567) By-law No. 10943, 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 July 16, 2025;

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 23, 2026, entitled “CD-1 Amendment: CD-1 (566) East Fraser Lands Town Square Precinct: 3575 Sawmill Crescent and CD-1 (567) East Fraser Lands Waterfront Precinct: 8711 River District Crossing and 3522 East Kent Avenue South,” form a part of this motion.

- B. THAT subject to approval in principle of the amended CD-1 By-laws referenced 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 Amendment: CD-1 (566) East Fraser Lands Town Square Precinct: 3575 Sawmill Crescent and CD-1 (567) East Fraser Lands Waterfront Precinct: 8711 River District Crossing and 3522 East Kent Avenue South,” 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 amended CD-1 By-laws referenced in A above, the draft amendment to the East Fraser Lands Official Development Plan By-law No. 9393, prepared for the Public Hearing in accordance with Appendix D of the Referral Report dated January 6, 2026, entitled “CD-1 Amendment: CD-1 (566) East Fraser Lands Town Square Precinct: 3575 Sawmill Crescent and CD-1 (567) East Fraser Lands Waterfront Precinct: 8711 River District Crossing and 3522 East Kent Avenue South,” be approved in principle.
- D. THAT, at the time of enactment of the amended CD-1 By-law referenced in A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval the updated East Fraser Lands Design Guidelines.
- 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. 11414)
(Councillor Klassen absent for the vote)

3. CD-1 Rezoning: (i) 1030-1070 East Hastings Street, (ii) 1115-1129 East Hastings Street & 360 Glen Drive and (iii) 1168-1182 East Hastings Street

An application by Westbank was considered as follows:

Summary: To rezone three non-contiguous sites at:

- (i) 1030-1070 East Hastings Street (referred to as “East 1 site”) from M-1 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of a 37-storey rental residential building containing 382 units and commercial space on the ground floor. A floor space ratio (FSR) of 16.0 and a height of 112 m (368 ft.), are proposed;
- (ii) 1115-1129 East Hastings Street and 360 Glen Drive (referred to as “East 2 site”) from M-1 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of a 39-storey rental residential building containing 385 units and commercial space on the ground floor. A floor space ratio (FSR) of 23.2 and a height of 116 m (381 ft.), are proposed; and
- (iii) 1168-1182 East Hastings Street (referred to as “East 3 site”) from M-1 (Industrial) District and RT-3 (Residential) District to CD 1 (Comprehensive Development) District to permit the development of a 19-storey social housing building containing 157 units, and commercial space on the ground floor. A floor space ratio (FSR) of 10.3 and a height of 56 m (184 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:

- 17 pieces of correspondence in support of the application;
- 42 pieces of correspondence in opposition to the application; and
- five 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 opening comments and responded to questions.

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At 8:48 pm, during questions to staff and the applicant team, it was,

*MOVED by Councillor Dominato
SECONDED by Councillor Meiszner*

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

CARRIED UNANIMOUSLY

* * * * *

At 9:41 pm, during the hearing of speakers, it was

*MOVED by Councillor Montague
SECONDED by Councillor Dominato*

THAT under section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm in order to complete hearing from speakers, close the speakers list and receipt of public comments;

FURTHER THAT Council refer closing comments from staff and the applicant, further questions to staff, debate and the decision on Item 3 to the Council meeting on Tuesday, March 10, 2026, as Unfinished Business.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

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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:

- Peder Sande
- Claudia Ramcke
- Summit Ambeault-Wannamaker
- Sam Valen
- Louis Mercier
- Daniel Anene
- Angus Thomson
- Russil Wvong
- Nicholas Yanome
- Karim Winsor

The following spoke in opposition to the application:

- Evan Horie
- Jamie Maclaren KC
- Lewis N Villegas
- Nova Jennifer Guest-Viitala
- Jess Boon
- Katie Lewis
- Will Aballe
- Ming Tang
- Maya Seto
- Jayne Czarnocki
- Peggy Pictin
- Althea Thauberger
- Naomi Adams
- Amelia Epp

The following provided general comments on the application:

- Karin Litzcke

- Dave Diebolt

The speakers list and receipt of public comments closed at 10:28 pm.

ADJOURNMENT

MOVED by Councillor Montague
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:30 pm.

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