



PUBLIC HEARING MINUTES

FEBRUARY 26, 2026

A Public Hearing of the City of Vancouver was held on Thursday, February 26, 2026, at 6:00 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: Acting Mayor Lisa Dominato
Councillor Mike Klassen
Councillor Lucy Maloney
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Sean Orr

ABSENT: Mayor Ken Sim (Leave of Absence – Civic Business)
Councillor Rebecca Bligh (Leave of Absence – Personal Reasons)
Councillor Pete Fry (Leave of Absence – Civic Business)
Councillor Sarah Kirby-Yung (Leave of Absence – Civic Business)
Councillor Lenny Zhou

CITY CLERK'S OFFICE: Kevin Burris, Manager, Civic Agencies
David Yim, Meeting Coordinator

WELCOME

The Acting 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 Acting 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: 441 East Pender Street

An application by Pack Buildings was considered as follows:

Summary: To rezone 441 East Pender Street from RT-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 55 social housing units. A floor space ratio (FSR) of 3.1 and a height of 23 m (75 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:

- 89 pieces of correspondence in support of the application;
- 139 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 a presentation and responded to questions.

Speakers

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

The following spoke in support of the application:

- Christopher Lee
- Elliot Klein
- Rick Gregory
- Parker Zhang
- Eric Froese
- Daniel Anene
- Chuck Puchmayr

The following spoke in opposition to the application:

- Andrea Kastanis
- John Ullrich
- Daniel Jackson
- Kevin Westell
- Jamie Maclaren
- Dana Dechene
- Teresa Vandertuin
- Chloe Lesmeister

The speakers' list and receipt of public comments closed at 7:42 pm.

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 additional questions.

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To provide comments during debate on the motion below, Acting Mayor Dominato relinquished the Chair to Councillor Montague and resumed the Chair once finished.

* * * * *

Council Decision

MOVED by Councillor Orr
SECONDED by Councillor Klassen

- A. THAT the application by Pack Buildings on behalf of 1477603 B.C. Ltd.¹, the registered owners of the lands located at 441 East Pender Street [PID 032-397-623; Lot 1 Block 70 District Lot 196 Group 1 New Westminster District Plan EPP140830] to rezone the lands from RT-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.6 to 3.1 and increase the maximum building height from 10.7 m (35 ft.) to 23 m (75 ft.) to permit the development of a six-storey residential building containing 55 social housing units, generally as presented in the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 441 East Pender 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 Human Studio Architecture, received December 13, 2024, and resubmission plans received February 27, 2025, and test fit drawings submitted December 15, 2025;

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

¹ Represented by Kuo Liu

- 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: 441 East Pender 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 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 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. 11428)

2. CD-1 (843) Text Amendment: 888 West Broadway (Formerly 878-898 West Broadway)

An application by Henriquez Partners Architects was considered as follows:

Summary: To amend CD-1 (Comprehensive Development) District (843) at 888 West Broadway (formerly 878-898 West Broadway), to change the use of the 11-storey (West) tower from hotel to residential to permit the inclusion of 105 rental units, of which 10% of the residential floor area will be secured for below-market rental units. No changes to the overall floor space ratio (FSR) of 8.96 and the height of 51 m (167 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

No correspondence was received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments.

Staff Opening Comments

None.

Applicant Comments

None.

Speakers

The Acting Mayor called three times for speakers for and against the application, and none were present.

The speakers list and receipt of public comments closed at 8:09 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

None.

Council Decision

MOVED by Councillor Montague
SECONDED by Councillor Klassen

- A. THAT the application by Henriquez Partners Architects, on behalf of Bosa Properties (WB Land) Inc., the registered owner of the lands located at 888 West Broadway [*PID 031-273-700; Lot A Block 357 District Lot 526 Group 1 New Westminster District Plan EPP67376*] to amend CD-1 (Comprehensive Development) District (843) By-law No. 13588 to change the use of the 11-storey (west) tower from hotel to residential to permit the inclusion of 105 rental units, of which 10% of the residential floor area will be secured for below-market rental units, generally as presented in the Referral Report dated January 20, 2026, entitled "CD-1 (843) Text Amendment: 888 West Broadway (Formerly 878-898 West Broadway)", be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (843) By-law No.13588 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 August 28, 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 (843) Text Amendment: 888 West Broadway (Formerly 878-898 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 A and B 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. 11429)

3. CD-1 (893) TEXT AMENDMENT: 325-343 West 41st Avenue and 5696 Alberta Street

An application by Cambie 41st East Development (BT) Ltd. was considered as follows:

Summary: To amend CD-1 (Comprehensive Development) District (893) for the site at 325-343 West 41st Avenue and 5696 Alberta Street. The proposal is for a 13-storey residential building with 131 rental units, of which 10% of the residential floor area would be secured as below-market rental units. A maximum height of 39.0 m (127 ft.) and an overall density of 6.76 FSR 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

No correspondence was received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments.

Staff Opening Comments

None.

Applicant Comments

None.

Speakers

The Acting Mayor called three times for speakers for and against the application and none were present.

The speakers' list and receipt of public comments closed at 8:15 pm.

Applicant Closing Comments

None.

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 Cambie 41st East Development (BT) Ltd., the registered owners of the lands at 325-343 West 41st Avenue and 5696 Alberta Street [*PID 032-438-141; Lot A Block 849 District Lot 526 Group 1 New Westminster District Plan EPP90654*] to amend CD-1 (Comprehensive Development District (893) By-law No. 14263, to increase the maximum floor space ratio (FSR) from 5.43 to 6.76 and increase the maximum building height from 34.2 m (112 ft.) to 39 m (127 ft.) to permit the development of a 13-storey residential building with 131

rental units, of which 10% of the residential floor area (approximately 14 residential units) would be secured as below-market rental units, generally as presented in the Referral Report dated January 20, 2026, entitled "CD-1 (893) Text Amendment: 325-343 West 41st Avenue and 5696 Alberta Street", be approved in principle;

FURTHER THAT the draft CD-1 By-law to amend the text of CD-1 (Comprehensive Development) District (893) By-law No. 14263, 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 Arcadis, received May 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 (893) Text Amendment: 325-343 West 41st Avenue and 5696 Alberta 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 A and B 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. 11430)

4. CD-1 (878) TEXT AMENDMENT: 357-475 West 41st Avenue

An application by Cambie 41st East Development (BT) Ltd. was considered as follows:

Summary: To amend CD-1 (Comprehensive Development) District (878) for the site at 357-475 West 41st Avenue. The proposal is for a 17-storey and 25-storey mixed-use building, connected by a six-storey podium with ground-floor commercial space, and 497 rental units, of which 20% of the residential floor area would be secured as below-market rental. A maximum height of 74.0 m (243 ft.) for the west tower, 52 m (171 ft.) for the east tower, and an overall density of 7.2 FSR 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 20, 2026, entitled "CD-1 Text Amendment: 357-475 West 41st Ave text amendment – 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:

- one piece of correspondence in support of the application.

Staff Opening Comments

None.

Applicant Comments

None.

Speakers

The Acting Mayor called three times for speakers for and against the application, and none were present.

The speakers' list and receipt of public comments closed at 8:22 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

None.

Council Decision

MOVED by Councillor Klassen

SECONDED by Councillor Meiszner

- A. THAT the application by Cambie 41st West Development (BT) Ltd. the registered owners of the lands at 357-475 West 41st Avenue² [*PID 032-348-592; Lot A Block 856 District Lot 526 Group 1 New Westminster District Plan EPP 122405*], to amend CD-1 (Comprehensive Development) District (878) By-law No. 14166 to increase the maximum floor space ratio (FSR) from 6.32 to 7.2 and increase the maximum building height from 72.6 m (238 ft.) to 78.0 m (256 ft.) to permit the development of a 17-storey and 25-storey mixed use building with ground-floor commercial space and 497 market rental units, of which 20% of the residential floor would be secured as below-market rental units, generally as presented in the Referral Report dated January 20, 2026, entitled "CD-1 (878) Text Amendment: 357-475 West 41st Avenue", be approved in principle;

FURTHER THAT the draft by-law to amend the text of CD-1 (878) By-law No. 14166, 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 Arcadis, received May 23, 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 20, 2026, entitled "CD-1 Text Amendment: 357-475 West 41st Ave text amendment – 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 (878) Text Amendment: 357-475 West 41st 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 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

² also known as 405/407/415/425/435/451/455/465/475/483/485 West 41st Avenue

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. 11431)

ADJOURNMENT

MOVED by Councillor Montague
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:24 pm.

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