



PUBLIC HEARING MINUTES

MARCH 5, 2026

A Public Hearing of the City of Vancouver was held on Thursday, March 5, 2026, at 6:01 pm in the Council Chamber, Third Floor, City Hall. This Public Hearing was convened in person and via electronic means as authorized under Section 566 of the *Vancouver Charter*.

PRESENT:

Mayor Ken Sim*
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Lucy Maloney
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou

ABSENT:

Councillor Rebecca Bligh (Leave of Absence – Civic Business)
Councillor Lisa Dominato (Leave of Absence – Civic Business)
Councillor Pete Fry (Leave of Absence – Personal Reasons)

CITY CLERK'S OFFICE:

Lesley Matthews, Acting Deputy City Clerk
Cheryll Chingcuangco, 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: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue (Heather Lands)

An application by MSTA Fairmont LP was considered as follows:

Summary: To rezone 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-689 West 35th Avenue from CD-1 (80) and CD-1 (881) (Comprehensive Development) Districts to two new CD-1 Districts ("CD-1 South" and "CD-1 North"), to permit the development of mixed-use developments containing approximately 610 units of social housing, 700 units of leasehold strata

housing, 2,940 Attainable Housing Initiative (AHI) units, which are discounted leasehold strata units, and commercial space. In addition, the proposal includes a 125-space childcare facility, to be owned and operated by the local Nations, 1.7 hectares (4.3 acres) of park and public open space, a 929 sq. m (10,000 sq. ft.) Musqueam, Squamish and Tsleil-Waututh cultural centre, and a 0.4 hectare (1 acre) site for a Conseil Scolaire Francophone elementary school and associated childcare. A combined gross floor area of 317,861 sq. m (3,421,428 sq. ft.) and building heights ranging from four-to-46 storeys, 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 23, 2026, entitled “CD-1 Rezoning: 4911-5255 Heather Street, 637-657 West 37th Avenue, and 620-69 West 35th Avenue – Minor Amendments to Draft By-laws and Conditions to Align with Terms of Heather Lands AHI Program.”

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

Staff Opening Comments

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

Applicant Comments

The Applicant provided opening comments and responded to questions.

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At 6:43 pm, 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

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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:

- Theresa Belton

The following spoke in opposition to the application:

- Monique Choptuik
- Sarah MacLeod
- Lewis N Villegas

The speakers list and receipt of public comments closed at 7:33 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 responded to additional questions.

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Following staff closing comments, it was

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

*THAT Council refer debate and decision on Item 1: to the Council meeting on Tuesday,
March 31, 2026, as Unfinished Business.*

*CARRIED AND BY
THE REQUIRED MAJORITY
(Councillors Maloney and Orr opposed)*

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2. CD-1 Rezoning: 3295-3333 Commercial Drive

An application by 3333 Commercial Drive Limited Partnership was considered as follows:

Summary: To rezone 3295-3333 Commercial Drive from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 133 rental units. A floor space ratio (FSR) of 2.52 and a height of 22 m (72 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:

- 32 pieces of correspondence in support of the application; and
- 24 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 a presentation 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
- Bryn Davidson
- Vanessa Savage
- Andy Sylvester
- Michael Burak
- Samantha McQueen

The following spoke in opposition to the application:

- Grace MacKenzie
- Lee Chapelle
- Stephen Bohus

- Lewis N Villegas

The speakers list and receipt of public comments closed at 8:51 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 responded to additional questions.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

- A. THAT the application by 3333 Commercial Drive Limited Partnership, on behalf of:
- 1363560 B.C. Ltd.¹, the registered owner of 3295 Commercial Drive [PID 015-103-871; Lot D, Except the North 64 Feet, District Lot 753 Plan 821], and
 - 3333 Commercial Investments Inc., the registered owner of 3333 Commercial Drive [PID 015-103-846; Block C District Lot 753 Plan 821],

to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.6 to 2.52 FSR and increase the maximum building height from 11.5 m (38 ft) to 22 m (72 ft.) to permit the development of a six-storey residential building containing 133 rental housing units, generally as presented in the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 3295-3333 Commercial Drive," 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;

¹ Represented by 3333 Commercial Drive Limited Partnership

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by TKAD Architecture + Design, received September 19, 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: 3295-3333 Commercial Drive", 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 Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 3295-3333 Commercial Drive";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law of the above-noted report.

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 UNANIMOUSLY (Vote No. 11436)

3. CD-1 Rezoning: 3553-3563 East Hastings Street

An application by PCI Developments was considered as follows:

Summary: To rezone 3553-3563 East Hastings Street from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey mixed-use building containing 178 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 8.60 and a height of 59.1 m (194 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:

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

Staff Opening Comments

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

Applicant Comments

The applicant provided opening comments.

Speakers

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During the hearing of speakers, the Mayor relinquished the Chair to Acting Mayor Klassen for the remainder of the meeting.

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

The following spoke in support of the application:

- Denis Agar
- Tom Beasley
- Stephen Canofari
- Edward Evans

The following spoke in opposition to the application:

- Patricia Perrone
- Ann Hydsmen

- Lewis N Villegas
- Niall Murphy
- Samuel Um

The speakers list and receipt of public comments closed at 9:42 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 responded to additional questions.

Council Decision

MOVED by Councillor Zhou
SECONDED by Councillor Orr

- A. THAT the application by PCI Developments, on behalf of 3555 East Hastings Holdings Corp, the registered owner of the lands located at 3553-3563 East Hastings Street [*PID 031-968-716; Lot 1 Town of Hastings Suburban Lands Group 1 New Westminster District Plan EPP126304*], to rezone the lands from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.50 to 8.60 and increase the maximum building height from 22.0 m (72 ft.) to 59.1 m (194 ft.) to permit the development of an 18-storey mixed-use residential building, containing 178 rental units, of which 20% of the residential floor area will be below-market rental units, generally as presented in the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 3553-3563 East Hastings 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 BHA Architecture Inc., received June 11, 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: 3553-3563 East Hastings Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law and a by-law to repeal Housing Agreement By-law No. 13694 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: 3553-3563 East Hastings 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: 3553-3563 East Hastings 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.

- 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. 11437)
(Mayor Sim absent for the vote)

4. CD-1 Rezoning: 2219-2285 Cambie Street

An application by MCMP Architects was considered as follows:

Summary: To rezone 2219-2285 Cambie Street from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 32-

storey mixed-use building containing 230 rental units, with 20% of the residential floor area for below-market rental units, and commercial and office spaces within the podium base. A floor space ratio (FSR) of 15.3 and a height of 111.0 m (364 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 March 3, 2026, entitled "CD-1 Rezoning: 2219-2285 Cambie Street – 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:

- 18 pieces of correspondence in support of the application; and
- Five 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

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At 9:48 pm, before the start of hearing from speakers, it was

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

THAT under section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm in order to complete Item 4.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Mayor Sim absent for the vote)*

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

The following spoke in support of the application:

- Robert Davis
- Andy Sidhu

The following spoke in opposition to the application:

- Stephen Bohus
- Lewis N Villegas
- Frank Hook
- Charles Watty
- Andrea Duncan
- Steven Liu

The speakers list and receipt of public comments closed at 10:36 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

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During discussion, Acting Mayor Klassen relinquished the Chair to Deputy Mayor Kirby-Yung to participate in debate and resumed the Chair once finished.

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MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

- A. THAT the application by MCMP Architects, on behalf of the Nicola Cambie Nominee Inc., the registered owners of the lands located at 2219-2285 Cambie Street:

- *[PID 003-047-041; Lot 12, except the East 14 feet and Part in Explanatory Plan 7051, Now Highways, Block 300 District Lot 526 Plan 590]; and*
- *[Lot 13 to 15, except (A) Part in Plan 4386 and (B) Part in Explanatory Plan 7212, Block 300 District Lot 526 Plan 590; PIDs 013-502-484, 013-502-506, and 013-502-514, 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 15.3 and increase the maximum building height from 9.2 m (30 ft.) to 111.0 m (364 ft.) to permit the development of a 32-storey mixed-use building containing 230 rental units, of which a minimum of 20% of the residential floor area will be secured as below-market rental units, and commercial and office spaces within the podium base, generally as presented in the Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 2219-2285 Cambie 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 MCMP, received March 14, 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 March 3, 2026, entitled "CD-1 Rezoning: 2219-2285 Cambie Street - 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: 2219-2285 Cambie 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: 2219-2285 Cambie 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 Referral Report dated January 20, 2026, entitled "CD-1 Rezoning: 2219-2285 Cambie 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. 11438)
(Mayor Sim absent for the vote)

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Mayor Sim absent for the vote)

The Public Hearing adjourned at 10:47 pm.

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