



## **PUBLIC HEARING MINUTES**

**MARCH 10 AND 11, 2026**

A Public Hearing of the City of Vancouver was held on Tuesday, March 10, 2026, at 6:02 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Wednesday, March 11, 2026, at 6:05 pm. 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
- Acting Mayor Mike Klassen
- Councillor Rebecca Bligh\* (Leave of Absence – Civic Business – March 10, 2026)
- Councillor Lisa Dominato
- Councillor Pete Fry
- Councillor Sarah Kirby-Yung
- Councillor Lucy Maloney
- Councillor Peter Meiszner
- Councillor Brian Montague\* (Leave of Absence – Personal Reasons – March 11, 2026)
- Councillor Sean Orr
- Councillor Lenny Zhou

**CITY CLERK'S OFFICE:** Kevin Burris, Manager, Civic Agencies  
David Yim, 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. City of Vancouver Official Development Plan**

An application by the General Manager of Planning, Urban Design and Sustainability was considered as follows:

Summary: To adopt the Vancouver ODP by-law, in accordance with section 562.02 of the *Vancouver Charter*, and to repeal the Regional Context Statement ODP

and the Greenhouse Gas Emission Reduction ODP in accordance with section 562(2)(b) of the *Vancouver Charter*. If enacted, the Vancouver ODP will set out long-term policy for land use and development city-wide over the next 30 years and beyond and will include greenhouse gas emission reduction targets and policies, and an updated Regional Context Statement. The Vancouver ODP is primarily a land use plan:

- directing the location, type, and intensity of different types of land uses, such as residential, mixed-use, industrial, and institutional;
- establishing a vision for the transportation network for the movement of people and goods;
- identifying the type, extent, and location of parks, open space and natural areas, and establishing a vision for a connected ecological network; and
- informing the planning of infrastructure and amenities needed to serve growth.

The ODP will guide future land use policy development and all rezoning applications will be reviewed for consistency with the ODP.

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 March 6, 2026, entitled “City of Vancouver Official Development Plan – Amendments to ODP” and a yellow memorandum dated March 10, 2026, entitled “City of Vancouver Official Development Plan – Amendment to ODP Generalized Land Use Designation at 800 Commercial Drive.”

### **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:

- 51 pieces of correspondence in support of the application;
- 294 pieces of correspondence in opposition to the application; and
- 11 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.

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor Klassen*  
*SECONDED by Councillor Dominato*

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

*CARRIED UNANIMOUSLY*  
*(Councillor Bligh absent for the vote)*

*Subsequently, it was*

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

*THAT Council suspend section 5.5 of the Procedure By-law to allow for an additional round of questions to staff.*

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

\* \* \* \* \*

### **Applicant Comments**

None.

### **Speakers**

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

The following spoke in support of the application:

- Russil Wvong
- Peter Dowdy
- Ke Jiang
- Michelle Spencer
- Haakon Koyote
- Cameron Thorn
- Hugh Stimson
- Masoud Sanai
- Peter Waldkirch
- Caitlin Stockwell
- Amir Sanai
- Adriane Carr

The following spoke in opposition to the application:

- Nathan Davidowicz
- Stanley Lee
- Brennan Bastovanszky

- Simone Aardema
- Pamela Fitzpatrick
- Candace O'Connor
- Kristen Severson
- Ross Neil
- Melanie Cheng
- Mike Mangan
- Patrick Condon
- Colleen Hardwick
- Sharon Saunders
- Lewis N Villegas
- Stephen Bohus
- Tanya Webking
- Alison Bealy
- Ned Jacobs
- Zachary Cameron
- Elizabeth Murphy
- Roberta Olenick
- Mark Battersby
- Frank Heinzelmann
- Rob Marsh
- Sal Robinson
- Alexander Dungle
- Maria Luisa Alvarez
- Gene Logan
- Carol Volkart
- Alan Drinkwater
- Olive Yu
- Andrea Kastanis
- Lopa Sircar
- Sarah MacLeod
- Stephen Lowy
- Michelle Travis
- Randy Helten
- Rochelle Davidson
- Patricia Gooch

The following spoke to other aspects of the application:

- Laura Carey
- Tom Digby
- Françoise Raunet
- Richard Campbell
- Varouj Gumuchian
- Jeannie Kenmuir
- Grace Nombrado

The speakers' list and receipt of public comments closed at 8:33 pm on March 11, 2026.

\* \* \* \* \*

*On March 10, 2026, during the hearing of speakers, it was*

*MOVED by Councillor Montague  
SECONDED by Councillor Zhou*

*THAT Council extend the meeting past 10 pm to complete hearing from speakers and refer closing comments of staff, questions to staff, and debate and decision to March 11, 2026, at 6 pm.*

*LOST HAVING NOT RECEIVED (Vote No.11463)  
THE REQUIRED MAJORITY  
(Councillors Dominato, Kirby-Yung, Maloney, Orr opposed)  
(Councillor Bligh absent for the vote)*

*Subsequently, it was*

*MOVED by Councillor Dominato  
SECONDED by Councillor Montague*

*THAT Council extend the meeting past 10 pm to determine the reconvening date.*

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

*After extending the meeting past 10 pm, it was*

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

*THAT Council refer the remainder of item 1 to March 11, 2026, at 6 pm.*

*CARRIED (Vote No.11464)  
(Councillors Fry and Orr opposed)  
(Councillor Bligh absent for the vote)*

\* \* \* \* \*

*On March 10, 2026, Council recessed at 10:02 pm and reconvened on March 11, 2026, at 6:05 pm.*

\* \* \* \* \*

**Applicant Closing Comments**

None.

**Staff Closing Comments**

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

### **Council Questions Following Staff Closing Comments**

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

### **Council Decision**

MOVED by Councillor Dominato

SECONDED by Councillor Kirby-Yung

- A. THAT Council approve, in principle, the adoption of the Vancouver Official Development Plan By-law generally as presented in Appendix A of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the Vancouver Official Development Plan By-law generally in accordance with Appendix A of the above-noted report;

AND FURTHER THAT the staff yellow memorandum dated March 6, 2026, entitled “City of Vancouver Official Development Plan – Amendments to ODP” and the staff yellow memorandum dated March 10, 2026, entitled “City of Vancouver Official Development Plan – Amendment to ODP Generalized Land Use Designation at 800 Commercial Drive,” form a part of this motion.

- B. THAT, subject to the approval of A, Council approve, in principle, the by-law to repeal the Regional Context Statement Official Development Plan, generally in accordance with Appendix B of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment a by-law to repeal the Regional Context Statement Official Development Plan generally in accordance with Appendix B of the above-noted report.

- C. THAT, subject to the approval of A, Council approve, in principle, the by-law to repeal the Greenhouse Gas Emission Reduction Official Development Plan, generally in accordance with Appendix C of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan,” by enacting the by-law attached as Appendix C of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment a by-law to repeal the Greenhouse Gas Emissions Reduction Official Development Plan, generally in accordance with Appendix C of the above-noted report.

- D. THAT Council receive for information the Vancouver Official Development Plan Monitoring Framework, as attached in Appendix D of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan”.

- E. THAT, subject to the approval of A, the General Manager of Planning, Urban Design and Sustainability, be instructed to bring forward for approval by Council consequential amendments to various land use documents, generally as presented in Appendix E of the Referral Report dated January 20, 2026, entitled "City of Vancouver Official Development Plan."
- F. THAT Council receive for information the Vancouver Official Development Plan Consultation Summary, generally as attached in Appendix F of the Referral Report dated January 20, 2026, entitled "City of Vancouver Official Development Plan."
- G. THAT Council receive for information the technical memorandum on population projections as attached in Appendix G of the Referral Report dated January 20, 2026, entitled "City of Vancouver Official Development Plan."
- H. THAT Council consider the financial planning documents and policies discussed in Appendix H of the Referral Report dated January 20, 2026, entitled "City of Vancouver Official Development Plan" and deem them to be the relevant documents and policies Council is required to consider under section 562.02 (5) (a) of the *Vancouver Charter*.
- I. THAT Council consider the discussion of waste management plans and considerations in Appendix I of the Referral Report dated January 20, 2026, entitled "City of Vancouver Official Development Plan", as required by section 562.02 (5) (b) of the *Vancouver Charter*.
- J. THAT, subject to the enactment of the Vancouver Official Development Plan By-law in accordance with Recommendation A of the Referral Report dated January 20, 2026, entitled "City of Vancouver Official Development Plan," Council rescind the Vancouver Plan that was adopted by Council in July 2022.

amended

AMENDMENT MOVED by Councillor Meiszner  
SECONDED by Councillor Zhou

THAT the following be added as K:

THAT, subject to Council approval of Recommendation A, Council approves in principle amending the proposed Vancouver Official Development Plan by:

- a) changing the proposed Generalized Land Use designation for 320-360 West 2nd Ave. (the "Property") to Mixed Use High Rise 2; and
- b) changing the proposed use of the Property in the Regional Context Statement from Industrial to General Urban to reflect the outcome of the public hearing where Council determined that the municipal flexibility clause in section 6.2.7 of the Metro 2050 Regional Growth Strategy permitted the change.

FURTHER THAT, subject to the enactment of the Vancouver Official Development Plan By-law, the Director of Legal Services be instructed to bring forward for enactment these amendments to the Vancouver Official Development Plan provided that the conditions of enactment for the proposed CD-1 By-law for the Property that was approved in principle by Council on January 27, 2026 have been satisfied, such that these amendments to the Vancouver Official Development Plan and the CD-1 By-law are brought forward for enactment at the same meeting of Council.

CARRIED UNANIMOUSLY (Vote No.11474)  
(Councillor Bligh ineligible for the vote)  
(Councillor Montague absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11475), with Councillor Bligh ineligible for the vote and Councillor Montague absent for the vote.

### **FINAL MOTION AS APPROVED**

- A. THAT Council approve, in principle, the adoption of the Vancouver Official Development Plan By-law generally as presented in Appendix A of the Referral Report dated January 20, 2026, entitled "City of Vancouver Official Development Plan";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the Vancouver Official Development Plan By-law generally in accordance with Appendix A of the above-noted report;

AND FURTHER THAT the staff yellow memorandum dated March 6, 2026, entitled "City of Vancouver Official Development Plan – Amendments to ODP" and the staff yellow memorandum dated March 10, 2026, entitled "City of Vancouver Official Development Plan – Amendment to ODP Generalized Land Use Designation at 800 Commercial Drive," form a part of this motion.

- B. THAT, subject to the approval of A, Council approve, in principle, the by-law to repeal the Regional Context Statement Official Development Plan, generally in accordance with Appendix B of the Referral Report dated January 20, 2026, entitled "City of Vancouver Official Development Plan";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment a by-law to repeal the Regional Context Statement Official Development Plan generally in accordance with Appendix B of the above-noted report.

- C. THAT, subject to the approval of A, Council approve, in principle, the by-law to repeal the Greenhouse Gas Emission Reduction Official Development Plan, generally in accordance with Appendix C of the Referral Report dated January 20, 2026, entitled "City of Vancouver Official Development Plan," by enacting the by-law attached as Appendix C of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment a by-law to repeal the Greenhouse Gas Emissions Reduction Official

- Development Plan, generally in accordance with Appendix C of the above-noted report.
- D. THAT Council receive for information the Vancouver Official Development Plan Monitoring Framework, as attached in Appendix D of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan.”
  - E. THAT, subject to the approval of A, the General Manager of Planning, Urban Design and Sustainability, be instructed to bring forward for approval by Council consequential amendments to various land use documents, generally as presented in Appendix E of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan.”
  - F. THAT Council receive for information the Vancouver Official Development Plan Consultation Summary, generally as attached in Appendix F of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan.”
  - G. THAT Council receive for information the technical memorandum on population projections as attached in Appendix G of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan.”
  - H. THAT Council consider the financial planning documents and policies discussed in Appendix H of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan” and deem them to be the relevant documents and policies Council is required to consider under section 562.02 (5) (a) of the *Vancouver Charter*.
  - I. THAT Council consider the discussion of waste management plans and considerations in Appendix I of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan,” as required by section 562.02 (5) (b) of the *Vancouver Charter*.
  - J. THAT, subject to the enactment of the Vancouver Official Development Plan By-law in accordance with Recommendation A of the Referral Report dated January 20, 2026, entitled “City of Vancouver Official Development Plan,” Council rescind the Vancouver Plan that was adopted by Council in July 2022.
  - K. THAT, subject to Council approval of A, Council approves in principle amending the proposed Vancouver Official Development Plan by:
    - a) Changing the proposed Generalized Land Use designation for 320-360 West 2nd Ave. (the “Property”) to Mixed Use High Rise 2; and
    - b) Changing the proposed use of the Property in the Regional Context Statement from Industrial to General Urban to reflect the outcome of the public hearing where Council determined that the municipal flexibility clause in section 6.2.7 of the Metro 2050 Regional Growth Strategy permitted the change.

FURTHER THAT, subject to the enactment of the Vancouver Official Development Plan By-law, the Director of Legal Services be instructed to bring forward for enactment these amendments to the Vancouver Official Development Plan provided that the conditions of enactment for the proposed CD-1 By-law for the Property that was approved in principle by Council on January 27, 2026 have been satisfied, such that these amendments to the Vancouver Official Development Plan and the CD-1 By-law are brought forward for enactment at the same meeting of Council.

## **ADJOURNMENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Maloney

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:45 pm on March 11, 2026.

\* \* \* \* \*