



PUBLIC HEARING MINUTES

JULY 14, 20, 22, AND 23, 2026

A Public Hearing of the City of Vancouver was held on Tuesday, July 14, 2026, at 6:04 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Monday, July 20, 2026, at 1:05 pm, and on Wednesday, July 22, 2026, at 9:32 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 – July 20 and 22, 2026)
Acting Mayor Mike Klassen
Councillor Rebecca Bligh* (Leave of absence – Personal Reasons – July 20, 2026, 4 pm to 5 pm)
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Peter Meiszner
Councillor Sarah Kirby-Yung
Councillor Lucy Maloney
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou

CITY CLERK'S OFFICE: Andrew Aguilar, Deputy City Clerk
Kevin Burris, Manager, Civic Agencies
David Yim, Meeting Coordinator

* Denotes absence for a portion of the meeting.

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. Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments

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

Summary: To amend the Vancouver Official Development Plan (ODP) to change the designations on the Generalized Land Use (GLU) map for some sites in the Village areas as follows:

- From Residential Multiplex to Residential Low-Rise and Mixed-Use Low-Rise;
- From Residential Low-Rise to Mixed-Use Low-Rise;
- From Institutional to Mixed-Use Low-Rise for one site.

To amend Map B2 in the Vancouver ODP to include the Villages Plan areas as an area-specific policy.

To amend the Vancouver ODP to provide clarification on how to consider a proposed development's consistency with GLU designations. In addition, correcting a numbering error and replacing a policy on groundwater protection that was intended to be inserted at enactment of the ODP.

To amend the Zoning and Development By-law to implement the land use changes enabled by the proposed Villages Plan, which is recommended for approval at the public hearing, as well as the previously approved Rupert and Renfrew Station Area Plan. Further, to streamline the delivery of housing and new mixed-use buildings, to rezone most of the areas in 17 Villages, as well as certain low-rise mixed-use areas in Rupert and Renfrew and select blocks in Grandview-Woodland. Proposed amendments to the Zoning and Development By-law include:

- Amend the R3 Districts Schedule to add a new R3-4 low-rise residential district with inclusionary zoning requirements for affordable housing, and to increase the floor space ratio (FSR) for sites with a minimum site area of 460 m² from 1.45 FSR to 1.6 FSR in all R-3 districts to provide greater flexibility in low-rise apartment forms, including new space efficient stair options. In addition, align notification requirements for R1-1 uses with the R1-1 District Schedule.
- Amend the C-2A District Schedule to add the C-2D and C-2E low-rise mixed-use districts, which would not be subject to rental replacement required by the Rental Housing Stock Official Development Plan. In addition, the C-2E would include inclusionary zoning requirements for affordable housing.
- Repeal the RM-12 District Schedule.
- Increase housing options and mixed-use options through a City-initiated rezoning of certain parcels (from R1-1, RT-2, RT-5, RT-10, RT-11, RM-1, RM-7, RM-8, RM-8A, RM-11, RM-12, and C-1) to the R3-1, R3-4, C-2D and C-2E districts.
- Amend Schedule J - Affordable Housing Schedule to add the R3-4 and C-2E districts and the associated social housing cash in lieu contribution and Below-Market Rental discount rate.

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 June 30, 2026, entitled “Villages Planning Program – Villages Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments – Amendments to Referral Report.”

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:

- 559 pieces of correspondence in support of the application;
- 2245 pieces of correspondence in opposition to the application; and
- 65 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.

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During questions to staff, it was

*MOVED by Councillor Kirby-Yung
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 to staff.

CARRIED UNANIMOUSLY

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Applicant Comments

None.

Speakers

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

The following spoke in support of the application:

- Reily Wood
- James Madden
- Russil Wvong

- Ruofan Wang
- Danielle Lovell
- Taylor Curran
- Bruce Dawson
- Arseni Borisovs
- Phil Webb
- Akashdeep Singh
- Austin Hao
- Peter Waldkirch
- Adrien Herberts
- Terri Nicholson
- Chengyan Boon
- Michelle Spencer
- Daniel Oleksiak
- Jeff Appleby
- Julian Fawkes
- Michael
- Katie Brown
- Andrew Hudson
- Owen Brady

The following spoke in opposition to the application:

- Annabel Kershaw
- Berry Weih
- Darren Klinck
- Gregory Stephen Hackman
- Charles Kelly
- Maureen Heather Hackman
- Brian Palmquist
- Marisa Thomas
- Christopher Thomas
- Anna Shojania
- Margaret Elaine Stevens
- Penny Noble
- Kam Shojania
- Carol Volkart
- Lisa Philips
- Julian Mais
- Patrick Yu
- David Fine
- Tony Wilson
- Eric Watt
- Agnes Lee
- Linda Parsons
- Pamela Fitzpatrick
- Michael Geller
- Shell Johnson
- Russell Chiong

- Helen Hunt
- Dallas Brodie
- Maria Kleiner
- Thomas Perry
- Laura Pasut
- Sai Robinson
- Colleen Hardwick
- Kathleen Larsen
- Robert Heyman
- Stephanie Vance
- Jason Markham
- Terri Clark
- Thomas Leys
- Isabel Grant
- Raymer Grant
- Daniel Thiele
- Tina Exarchoulis
- Rebecca Fox
- Felipe Canavera
- David Orchard
- Gillian Rudge
- Neil Piller
- Mikaela Ann Smith
- Kim Spencer-Nairn
- Kellie Sawkins
- Theresa Ramsay
- Kathryn Crema
- Jillian Lusina
- Hugh Gusterson
- Allison Macfarlane
- Lance Skerratt
- Miles Steinger
- Michael Hicks
- Anthony Clarke
- Kate Cadwell
- Lil Wong
- Michelle Travis
- Sean Mcewen
- Jing Kokko
- Howard Kallner
- Portia Murray
- Edward Chessor
- Christina DeMarco
- Robbie Kane
- Jim Slade
- Robert Lily
- David Nelson
- Doris Vretenar

- Cindy Mak
- Candice Vallantin
- Olivia Edwards
- Nettie Adams
- Olive Yu
- Arko Demianczuk
- Susan Zonailo
- John Benetti
- Roberta Olenick
- Patrick Michael Condon
- Andrea Grabovac
- Frank Heinzelmann
- M Wickham
- Scott Murray
- Krysteine Ryan
- Claudia Laroye
- Kate Rutherford
- Pat Fellmann
- Georgia Evans
- Kelly Quinn
- Jeff Kingsley
- Elizabeth Kerklaan
- Nickolas Grabovac
- Susanna Carson
- Richard Nantel
- Carlene Field
- Aaron Berghoffer
- Sandra Lee
- Meir Deutsch
- Robert Marsh
- Sean Nightingale
- Vince Lok
- Jason Garratt
- Grant Mackay
- Gregory Marion
- Carey Murphy
- Holly Fong
- Joanne McConnachie
- Susan Forwell
- Sahriar Kabir
- Jennifer Mackenzie
- Randy Helten
- Jin Li
- Erick Villagomez
- Erin Mcguire
- Aaron Caldwell
- Zailda Ehan
- Emily Armitage

- Felisha Perry
- Gaby
- Harj Aheer
- Mike Biskar
- Preet Tanga
- Matt
- Kiera Harkins
- Cristina
- Alan Lin
- Renjith Rajendra Babu
- Aswin Murali
- Margaret Oke
- Alyssa Myshok
- Larry Benge
- Carmen Smith
- Andrew Seymour
- Robert Graney
- Sheldon Kopelow
- Bilmelina Guzman
- Esperanza Vasquez
- Rosalva Medina
- Alejandra Sicilliano
- Garret Montoya
- Vicky Le
- Kristian Suazo
- Jennifer Gonzalez
- Madelyn Le
- Ashia Anderson
- Matthew Richard
- Veronica Coronel
- Christopher Meulbroek
- Cristina Melendez
- Mark Battersby
- Nancy Newman
- Jean Shapiro
- Jan Alexander
- Alison Bealy
- Laura Williams
- Stanley Lee
- Steve Jedreicich
- Victor
- Winnie Lai-Fong
- Gulzar Grewel
- Janelle Scott
- Samuel Lim
- Patrick Sauriol
- Grace Mackenzie
- Yansong Zang

- Tong Liu
- Jack Chang
- Clive Bottomley
- Jian Liang
- Len Chaston
- Daniel Alexia

The following provided general comments on the application:

- Roderick Filer
- Tina Yip

On July 23, 2026, the speakers list and receipt of public comments closed at 12:36 am.

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On July 14, 2026, during the hearing of speakers, Council recessed at 10 pm and reconvened on July 20, 2026, at 1:05 pm.

Subsequently, on July 20, 2026, during the hearing of speakers, Council recessed at 4:58 pm and reconvened on July 22, 2026, at 9:32 am.

On July 22, 2026, during the hearing of speakers, Council recessed at noon and reconvened on July 22, 2026, at 1:06 pm. Subsequently, Council recessed at 4:58 pm and reconvened at 6:01 pm.

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On July 22, 2026, during the hearing of speakers, it was

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

THAT Council extend past 10 pm to complete speakers, close the speakers list on the Villages Planning Program – Village Plan, City-initiated Rezoning and Vancouver Official Development Plan Amendments, and refer final questions to staff, debate and decision to the Council meeting on July 28th, 2026, as unfinished business.

*CARRIED (Vote No. 11873)
(Councillors Fry, Maloney and Orr opposed)
(Councillor Bligh absent for the vote)*

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Applicant Closing Comments

None.

Staff Closing Comments

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

ADJOURNMENT

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

On July 23, 2026, the Public Hearing adjourned at 12:54 am.

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