



PUBLIC HEARING MINUTES

JULY 16, 23 AND 24, 2026

A Public Hearing of the City of Vancouver was held on Thursday, July 16, 2026, at 6:05 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Thursday, July 23, 2026, at 9:41 am, and on Friday, July 24, 2026, at 5:01 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* (Leave of Absence – Civic Business, July 16, 2026, and July 24, 2026)
Councillor Rebecca Bligh* (Leave of Absence – Civic Business, July 23, 2026; and July 24, 2026)
Councillor Lisa Dominato
Councillor Pete Fry* (Leave of Absence – Civic Business, July 16, 2026)
Councillor Sarah Kirby-Yung* (Leave of Absence – Civic Business, July 23, 2026, 10 am to 1 pm)
Councillor Mike Klassen* (Leave of Absence – Civic Business, July 24, 2026)
Councillor Lucy Maloney
Councillor Peter Meiszner* (Leave of Absence – Civic Business, July 23, 2026, 10:30 am to 12:30 pm; and July 24, 2026)
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou* (Leave of Absence – Civic Business, July 23, 2026, 10:30 am to 12:30 pm)

CITY MANAGER'S OFFICE:

Donny van Dyk, City Manager
Armin Amrolia, Deputy City Manager

CITY CLERK'S OFFICE:

Kevin Burris, Manager, Civic Agencies
Julie Emmerson, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

Acting Mayor Klassen 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.

Acting Mayor Klassen 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. Vancouver ODP Amendment and CD-1 (285) Amendment: 940-950 West 41st Avenue (Jewish Community Centre)

An application by JWest Foundation was considered as follows:

Summary: For the site at 940-950 West 41st Avenue (Jewish Community Centre), to change the Generalized Land Use (GLU) designation in the Vancouver Official Development Plan (ODP) from Mixed-Use Mid-Rise and Mixed-Use High-Rise 1 to Mixed-Use Low-Rise and Mixed-Use High-Rise 2, and to alter the boundaries between the two GLU designations.

The proposal will also amend CD-1 (285) (Comprehensive Development) District By-Law No. 6963 to permit the four-phased development of two towers of 39- and 37-storeys, two six-storey buildings, 630 market rental units, of which at least 20% of the residential floor area will be secured as non-profit operated rental housing, a private childcare, a private school and a replacement Jewish Community Centre (JCC). A floor space ratio (FSR) of 5.77 and a maximum height of 136.0 m (446 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, Planning, Urban Design and Sustainability dated July 10, 2026, "Vancouver ODP Amendment and CD-1 (285) Amendment: 940-950 West 41st Avenue (Jewish Community Centre) – Council Considerations when Amending an ODP and Change of Ownership."

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:

- five pieces of correspondence in support of the application; and
- three 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 and responded to questions.

Speakers

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

Diego Mandelbaum spoke in support of the application.

The speakers list and receipt of public comments closed at 6:50 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

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

- A. THAT the application by JWest Foundation, on behalf of Jewish Community Centre of Greater Vancouver, the registered owner of the lands located at 940-950 West 41st Avenue [*PID 009-326-472; Lot 27, Except Part in Plan 13567 of Lot A Block 1008 District Lot 526 Plan 10622*], to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Mixed-Use Mid-Rise and Mixed-Use High-Rise 1 to Mixed-Use Low-Rise and Mixed-Use High-Rise 2, and to alter the boundaries between the two Generalized Land Use designations, generally as presented in the Referral Report dated May 19, 2026, entitled, "Vancouver ODP Amendment and CD-1 (285) Amendment: 940-950 West 41st Avenue (Jewish Community Centre)," be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

AND FURTHER THAT the staff yellow memorandum, dated July 10, 2026, entitled "Vancouver ODP Amendment and CD-1 (285) Amendment: 940-950 West 41st Avenue (Jewish Community Centre) – Council Considerations when Amending an ODP and Change of Ownership," form a part of this motion.

- B. THAT subject to the approval of A above, the application to amend CD-1 (285) (Comprehensive Development) District By-Law No. 6963, to increase the maximum floor space ratio (FSR) from 4.49 to 5.77 and to increase the maximum building height from 88.0 m (289 ft.) to 136.0 m (446 ft.), to permit the development of two towers containing 630 rental units, of which at least 20% of the residential floor area will be secured as non-profit operated rental housing, and a private childcare, a six-storey building containing a private school, and a replacement Jewish Community Centre, generally as presented in the Referral Report dated May 19, 2026, entitled, "Vancouver ODP Amendment and CD-1 (285) Amendment: 940-950 West 41st Avenue (Jewish Community Centre)," be approved in principle;

FURTHER THAT the draft CD-1 Amendment By-law, prepared in accordance with Appendix B in the above-noted report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Acton Ostry Architects, received on October 6, 2026;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix C of the above-noted report;

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C of the above-noted report, for the enactment of the CD-1 Amendment By-law are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the CD-1 Amendment By-law for enactment following the enactment of the *Vancouver Official Development Plan* amendment by-law.

- C. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, zoning amendment and the Housing Agreement described in Part 2 of Appendix C of the Referral Report dated May 19, 2026, entitled, "Vancouver ODP Amendment and CD-1 (285) Amendment: 940-950 West 41st Avenue (Jewish Community Centre)," the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 Amendment 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.
- 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 shall not obligate the City to enact a by-law to amend the *Vancouver Official Development Plan* or rezone 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. 11844)
(Councillor Fry and Mayor Sim absent for the vote)

2. Vancouver ODP Amendment and CD-1 Rezoning: 809 West 41st Avenue

An application by Arno Matis Architecture was considered as follows:

Summary: For the site at 809 West 41st Avenue, to change the Generalized Land Use (GLU) designation in the Vancouver Official Development Plan (ODP) from Mixed-Use Low-Rise to Mixed-Use High-Rise 2, and to amend CD-1 (34) (Comprehensive Development) District to permit the development of a 32-storey mixed-use building containing 305 rental units, with 20% of the residential floor area for below-market rental units, commercial space that allows for a childcare facility, office space, and commercial space on the ground floor. A floor space ratio (FSR) of 14.32 and a height of 102.2 m (335 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 July 10, 2026, entitled, "Vancouver ODP Amendment and CD-1 Rezoning: 809 West 41st Avenue – Council Considerations when Amending an ODP."

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; and
- two 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 provided opening comments.

Speakers

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

Nathan Davidowicz spoke in opposition to the application.

The speakers list and receipt of public comments closed at 7:26 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

None.

Council Decision

MOVED by Councillor Zhou

SECONDED by Councillor Dominato

- A. THAT the application by Arno Matis Architecture, on behalf of 809 Projects Holdings Ltd., the registered owner of the lands located at 809 West 41st Avenue [*PID 010-075-909; Lot A Block 867 District Lot 526 Plan 8454*], to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Mixed-Use Low-Rise to Mixed-Use High-Rise 2, generally as presented in the Referral Report dated May 19, 2026, entitled, "Vancouver ODP Amendment and CD-1 Rezoning: 809 West 41st Avenue," be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

AND FURTHER THAT the staff yellow memorandum, dated July 10, 2026, entitled, "Vancouver ODP Amendment and CD-1 Rezoning: 809 West 41st

Avenue – Council Considerations when Amending an ODP,” form a part of this motion.

- B. THAT subject to the approval of A above, the application to amend CD-1 (34) (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) to 14.32 and increase the maximum building height to 102.2 m (335 ft.) to permit the development of a 32-storey mixed-use building containing 305 rental units, of which 20% of the residential floor area will be secured as below-market rental units, commercial space on the ground floor, seventh floor office space and seventh floor commercial space that allows for a private childcare facility, generally as presented in the Referral Report dated May 19, 2026, entitled, “Vancouver ODP Amendment and CD-1 Rezoning: 809 West 41st Avenue,” be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix B 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 Arno Matis Architecture, received on April 30, 2025, and revised drawings received February 4, 2026;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix C of the above-noted report;

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C of the above-noted report, for the enactment of the CD-1 By-law are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the CD-1 By-law for enactment following the enactment of the *Vancouver Official Development Plan* amendment by-law.

- C. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, rezoning and the Housing Agreement described in Part 2 of Appendix C of the Referral Report dated May 19, 2026, entitled, “Vancouver ODP Amendment and CD-1 Rezoning: 809 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.
- D. 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 D in the Referral Report dated May 19, 2026, entitled, “Vancouver ODP Amendment and CD-1 Rezoning: 809 West 41st Avenue,” be approved.

- E. 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 D of the Referral Report dated May 19, 2026, entitled, “Vancouver ODP Amendment and CD-1 Rezoning: 809 West 41st Avenue”;

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.

- F. THAT A to E 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 shall not obligate the City to enact a by-law to amend the *Vancouver Official Development Plan* or rezone 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. 11845)
(Councillor Fry and Mayor Sim absent for the vote)

3. Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive

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At 7:28 pm, prior to the start of Item 3, Councillor Meiszner declared a conflict of interest arising from a personal relationship with an employee of the applicant. Councillor Meiszner left the meeting and did not return until the item was completed.

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An application by Cressey (East Pender) Development LLP was considered as follows:

Summary: For the site at 1683-1691 East Pender Street and 485 Commercial Drive, to change the Generalized Land Use (GLU) designation in the Vancouver Official Development Plan (ODP) for a portion of the lands to Residential High-Rise 1, and to rezone from MC-1 (Industrial) to CD-1 (Comprehensive Development) District to permit the development of two buildings, including a 21-storey

residential rental building containing 236 rental units, with a total floor area of 14,326 sq. m (154,204 sq. ft.) and a height of 67.5 m (221 ft.) and a six-storey mixed-use building containing 40 social housing units and a social service centre, with a total floor area of 3,585 sq. m (38,589 sq. ft.) and a height of 22.4 m (73 ft.). The rezoning application proposes to subdivide the site to allow for the two buildings to have separate ownership and develop independently.

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 July 10, 2026, entitled, "Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive – Council Considerations when Amending an ODP and Replacement of Engineering Conditions."

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:

- 36 pieces of correspondence in support of the application;
- 16 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

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

The following spoke in support of the application:

- Robert Milroy
- Duncan Higgon
- Russell Maynard
- Anna Cooper
- Lauren Worback

The following spoke in opposition to the application:

- Arno Kopecky
- Nolana Greaves
- Nadine Chambers

The speakers list and receipt of public comments closed at 8:55 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

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

Council Decision

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At this point in the proceedings, Acting Mayor Klassen ceded the Chair to Deputy Mayor Kirby-Yung in order to participate in discussion and resumed the Chair once finished.

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MOVED by Councillor Dominato
SECONDED by Councillor Bligh

- A. THAT the application by Cressey (East Pender) Development LLP, on behalf of Cressey East Pender Holdings Ltd., the registered owner of the lands located at 1683-1691 East Pender Street and 485 Commercial Drive [*PID 030-565-448; Lot A Blocks C And D District Lot 183 New Westminster District Group 1 Plan EPP82425*] to amend the Generalized Land Use designation in the *Vancouver Official Development Plan* for a portion of the lands to Residential High-Rise 1, generally as presented in the Referral Report dated May 19, 2026, entitled, "Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive," be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

AND FURTHER THAT the staff yellow memorandum, dated July 10, 2026, entitled, "Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive – Council Considerations when Amending an ODP and Replacement of Engineering Conditions," form a part of this motion.

- B. THAT subject to the approval of A above, the application to rezone the lands from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District, permit the development of a 21-storey residential rental building with 236 rental units and a total floor area of 14,326 sq. m (154,204 sq. ft.), and a six-storey mixed-use building containing 40 social housing units and a social service centre and a total floor area of 3,585 sq. m (38,589 sq. ft.), generally as presented in the Referral Report dated May 19, 2026, entitled, "Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive," be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared in accordance with Appendix B 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 dys architecture, received on August 25, 2025, and revised drawings received March 26, 2026;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix C of the above-noted report;

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C, of the above-noted report, for the enactment of the CD-1 By-law are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the CD-1 By-law for enactment following the enactment of the *Vancouver Official Development Plan* amendment by-law.

- C. THAT subject to approval in principle of the *Vancouver Official Development Plan* amendment, rezoning and the Housing Agreements described in Part 2 of Appendix C of the Referral Report dated May 19, 2026, entitled, "Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive," the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws 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.
- D. 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 D of the Referral Report dated May 19, 2026, entitled, "Vancouver ODP

Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive,” be approved.

- E. 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 D of the Referral Report dated May 19, 2026, entitled, “Vancouver ODP Amendment and CD-1 Rezoning: 1683-1691 East Pender Street and 485 Commercial Drive”;

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.

- F. THAT A to E 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 shall not obligate the City to enact a by-law to amend the *Vancouver Official Development Plan* or rezone 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. 11846)
(Councillor Meiszner absent for the vote due to conflict of interest)
(Councillor Fry and Mayor Sim absent for the vote)

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On July 16, 2026, Council recessed at 9:12 pm and reconvened at 9:25 pm.

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4. CD-1 Rezoning: 75 East 8th Avenue

An application by Musson Cattell Mackey Partnership was considered as follows:

Summary: To rezone 75 East 8th Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of a 21-storey mixed-use building containing 190 hotel units and two storeys of

industrial space. A floor space ratio (FSR) of 12.1 and a height of 72.0 m (236 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:

- 30 pieces of correspondence in support of the application; and
- 85 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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On July 16, 2026, Council recessed at 9:59 pm and reconvened on July 23, 2026, at 9:41 am to continue hearing from speakers, beginning with speaker number 2.

At 10:48 am, Acting Mayor Klassen ceded the chair to Duty Councillor Dominato.

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During the hearing of speakers, it was

MOVED by Mayor Sim

SECONDED by Councillor Maloney

THAT under Section 2.8(a) of the Procedure By-law Council extend the meeting past 12 pm in order to hear from speaker 32.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

(Councillors Bligh, Kirby-Yung, Klassen, Meiszner and Zhou absent for the vote)

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Council recessed at 11:54 am and reconvened at 12:48 pm with Acting Mayor Klassen as Chair.

At 1:37 pm, Acting Mayor Klassen ceded the chair to Duty Councillor Dominato.

Subsequently, Council recessed at 3:45 pm and reconvened at 3:59 pm with Acting Mayor Klassen as Chair.

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On July 23, 2026, Council recessed at 4:57 pm and reconvened on July 24, 2026, at 5:01 pm to continue hearing from speakers beginning with speaker 163.

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Due to technical issues, Council recessed at 5:06 pm and reconvened at 5:17 pm.

At 5:51 pm, Acting Mayor Klassen ceded the chair to Duty Councillor Dominato.

Subsequently, at 7:36 pm Acting Mayor Klassen returned to the meeting and resumed as Chair.

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At 9:20 pm, during the hearing of speakers it was

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

THAT under section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm in order to hear speakers and close the speakers list and receipt of public comments on Item 4 - CD-1 Rezoning: 75 East 8th Avenue, and refer final questions to staff, debate and decision to the Council meeting on July 28, 2026, as Unfinished Business.

amended

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

THAT the words "closing comments" be inserted between questions to staff and debate and decision.

*CARRIED
(Councillors Fry and Orr opposed)
(Councillors Bligh, Meiszner, and Mayor Sim absent for the vote)*

The amendment having carried, the motion as amended was put and CARRIED with Councillors Fry and Orr opposed, and Councillors Bligh, Meiszner and Mayor Sim absent for the vote.

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

The following spoke in support of the application:

- Javier Cepeda
- Dan Michaud
- Debbie Jung
- Neil Wyles
- Adrienne Thom
- Sunny Hahm
- Keith Chan
- Gordon McCauley
- Andrei Jelescu
- John Tietz
- Michael Mortensen
- Rhiannon Mabblerley
- Stirling Bell

The following spoke in opposition to the application:

- Michael Cook
- Crystal Huba
- Danila Shaw
- Erin Campbell
- Cameron Gilbert
- Stephen Bohus
- Simon Peter Daniels
- Lewis N Villegas
- Noah Poursartip
- James Pangilinan
- Rhonda Toth
- Rajpreet Sidhu
- Rusaba Alam
- Mae Bickley
- Jonathan Petrov
- Saumya Joshi
- Tintin Yang
- Anastasiya Stolyarova
- Azraf Uddin Ahmad
- Isabel Rowe-Codner
- Cassandra Chanen
- Will Barrocan
- William Gladman
- Caitlin Millham
- Alex Werier

- Liam Fox
- Francesca Pizzi
- Katherine Pavitt
- Derrick O'Keefe
- Chloe Leslie
- Seniha Inceoz
- Jaxon Slaney
- Hong Kim Lee
- Maya McKibbin
- Lina Garawany
- Keegan Colwell
- Melissa Henderson
- Ben Ger
- Cecile L Revaux
- Laura Lamb
- Erin J Obrien
- Zack Dawe
- James Lloyd
- Niranjan Rajah
- Jane Frankish
- Simon de Weerd
- Christopher Leinonen
- Alison Wick
- Pedro Amato
- Jade Ho
- Ruwan Silva
- Andrea Kasunic
- Rory Campbell
- Jarrett Hagglund
- Tova Gaster
- Sonnet Hodgson
- Marlene Macgregor
- Liam Begley
- Spencer Neufeld
- Caitlin Stockwell
- Jane Lew
- Grace Ma
- Hilla Kerner
- Esteban Gonzalez
- Sarah Crowhurst
- Darlene Reber
- Thomas Kroeker
- John Paul Catungal
- Trudi Silva
- Carmin Carotenuto
- Jason Birring
- Peter Jentsch

- Ayden Caron
- Jai Sallay-Carrington
- Tahnee Juryn
- Stephanie Allen
- Minghua Yin
- Kathryn Browning
- Andres Joseph
- Nan Gregory
- Simon Hauck
- Justin Huynh
- Evan Morien
- Kabir Madan
- Aja Moore
- Casey Wei
- Terry McIntosh
- Haneen Ghebari
- Paisley Woodward
- Asura Enkhbayar
- Syndney Ball
- Keith Barry
- Sonja Magnuson
- Mariah Javadi
- Russell Chiong
- Emma Lawson
- Zachary Huser
- Vincent Tao
- Cailin Tyrrell
- Amelia Linett
- Tim Ly
- Kiera Harkins
- Stanley Lee
- Harj
- Matt
- Dr. Mollie Holmberg
- Natasha Henriksson
- Filipe Stonoga
- Andrea Garza
- Daffodil Jenx
- Yeedo Chun
- Susan Li
- Angela Ho
- Kathleen Zaragosa
- Timothy Wyatt
- Alex Carson
- Nola Boasberg
- Eva Olechowski
- Nida Valiani

- Rita Wong
- Emma Warner-Chee
- Alicia MacCara
- Michelle Travis
- Miranda Huba
- Maddie CJ
- Cullen Reilly
- Karoline Paier
- Zei Hammoud
- Sandy Campbell
- Louise Boilevin
- Emily Luba
- Sandy Wolfe
- Bryan Buraga
- Katherine Sliwowicz
- Angelina Polsinelli
- Sam Alder
- Autumn Dickinson
- Lillian Deeb
- Nadia Liliana Revelo Bolivar
- Meriah Main
- Mike Biskar
- Benjamin Ingoldsby
- Marie Arcand
- Emei Balagtas
- Karley Kyle-Moffat
- Reagan Belan
- Dan Holloway
- Sandra Sanders
- Liz Kuroyedov
- Leyla Brino Sara
- Jaliss Kuo
- Amber Grant
- Sage Smith
- Jess Ash
- Clover Taylor
- Anika K R Hofmann
- Hannah Dempsey
- Jin Li
- Nathan Crompton
- Andy Gill
- Anna Busch
- Gabriel Freund

The speakers list and receipt of public comments closed on July 24, 2026, at 10:57 pm.

ADJOURNMENT

MOVED by Councillor Zhou
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillors Bligh, Meiszner and Mayor Sim absent for the vote)

The Public Hearing adjourned on July 24, 2026, at 10:58 pm.

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