



PUBLIC HEARING MINUTES

JULY 21 AND 28, 2026

A Public Hearing of the City of Vancouver was held on Tuesday, July 21, 2026, at 6:03 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Tuesday, July 28, 2026, at 6:01 pm. This Public Hearing was convened in person and via electronic means as authorized under Section 559.03 of the *Vancouver Charter*.

PRESENT: Deputy Mayor Sarah Kirby-Yung* (Leave of Absence – Civic Business – July 28, 2026 – 4 pm onwards)
Acting Mayor Mike Klassen
Councillor Rebecca Bligh
Councillor Lisa Dominato
Councillor Pete Fry*
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Lucy Maloney
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou
Mayor Sim* (Leave of Absence – Personal Reasons – July 21, 2026)

CITY MANAGER'S OFFICE: Donny van Dyk, City Manager

CITY CLERK'S OFFICE: Lesley Matthews, Acting Deputy City Clerk
Sonia Lotay, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Deputy 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 Deputy 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.

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VARY AGENDA

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Prior to the vote on varying the agenda, Councillor Fry declared a conflict of interest on Item 3, as his spouse is employed by the architecture firm consulting on the application. At 6:09 pm, Councillor Fry left the meeting and returned after the vote on varying the agenda was completed.

*MOVED by Councillor Dominato
SECONDED by Councillor Meiszner*

THAT Council vary the order of the agenda to consider Item 4 before Item 3.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Mayor Sim absent for the vote)
(Councillor Fry absent for the vote due to conflict of interest)*

Note: For clarity, the minutes are recorded in chronological order.

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1. Vancouver Official Development Plan and Regional Context Statement Amendments for Former Molson Brewery Site

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

Summary: To amend the Vancouver Official Development Plan to change the Generalized Land Use (GLU) designation of 1550 Burrard Street and 1655 West 1st Avenue (“former Molson Brewery site”) from “Industrial and Employment” to “Mixed-Use High-Rise 2” and to change the regional land use designation from “Industrial” to “General Urban” in the Regional Context Statement.

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 Director of Special Projects Office, dated July 13, 2026, entitled “Vancouver Official Development Plan and Regional Context Statement Amendments for Former Molson Brewery Site – Amendment to Appendix A to Correct Map Format.”

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:

- 20 pieces of correspondence in support of the application;

- six pieces of correspondence in opposition to the application; and
- four 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.

Applicant Comments

None.

Speakers

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On July 21, 2026, during hearing of speaker 31, Deputy Mayor Kirby-Yung ceded the Chair to Acting Mayor Klassen and resumed the Chair during the hearing of speaker 44.

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During hearing of speakers, it was

*MOVED by Councillor Dominato
SECONDED by Councillor Meiszner*

THAT under Section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm in order to complete Item 1.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

At this point in the proceedings, it was

*MOVED by Councillor Dominato
SECONDED by Councillor Bligh*

THAT under Section 2.8(c) of the Procedure By-law, Council extend the meeting past 10 pm in order to hear the staff and applicant presentations on Item 4, questions to the applicant, hear from speakers, close the speakers list and receipt of public comments, and hear closing comments from the applicant and staff.

FURTHER THAT Council refer questions to staff, debate, and decision on Item 4 to the Council meeting on Tuesday, July 28, 2026, to be held in the Council Chamber and electronically, as Unfinished Business.

AND FURTHER THAT Council refer Item 3 to the reconvened Public Hearing on Tuesday, July 28, 2026, at 6 pm.

lost

*AMENDMENT MOVED by Councillor Meiszner
SECONDED by Councillor Klassen*

THAT in the THAT and FURTHER THAT clauses, "Item 4" be struck and replaced with "Items 2 and 4".

*LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY (Vote No. 11870)
(Councillors Bligh, Fry, Maloney and Orr opposed)*

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During discussion on the main motion, it was

MOVED by Councillor Dominato

THAT per section 8.5 (b)(ii) of the Procedure By-law the question be called.

not put

The motion, having not received a seconder, was not put.

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The amendment having lost, the motion was put and LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY (Vote No. 11871) with Councillors Bligh, Fry, Maloney and Orr opposed.

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

The following spoke in support of the application:

- Chris Knight
- Nathaniel Stuart
- Danna Garcia
- Shawn Rassekh
- Hitesh Neb
- Michael Mortensen
- Dale McClanaghan

The following spoke in opposition to the application:

- Emily Armitage
- Mike Biskar
- Anika Andersen
- Tyler Winter

The following provided general comments on the application:

- Botchman Jomo
- Zalida Chan
- Gulzar Grewal
- Gaby Macua
- Harj Aheer
- Preet Sangha
- Fe Taala
- Shaelyn Arnould
- Matt De Marchi
- Kiera Harkins
- Cristina Figueroa
- Robert Bader
- Connie Chan
- Michelle Travis
- Naya Holers
- Rowena Umali
- Felisha Perry
- Giby Cherian

The speakers list and receipt of public comments closed at 10:31 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 Dominato
SECONDED by Councillor Zhou

- A. THAT Council approve, in principle, the amendments to the *Vancouver Official Development Plan* generally as presented in Appendix A of the Referral Report dated May 19, 2026, entitled “Vancouver Official Development Plan and Regional Context Statement Amendments for Former Molson Brewery Site,” to change the Generalized Land Use designation of 1550 Burrard Street and 1655 West 1st Avenue (“former Molson Brewery site”) from “Industrial and Employment” to “Mixed-Use High-Rise 2” and to change the regional land use designation from “Industrial” to “General Urban” in the *Regional Context Statement*;

FURTHER THAT the amendment to the *Regional Context Statement* contained in the *Vancouver Official Development Plan* be referred to the Board of Metro Vancouver for their acceptance or refusal;

FURTHER THAT, subject to the approval of Metro Vancouver to re-designate the former Molson Brewery site from “Industrial” to “General Urban” and amend the *Regional Context Statement*, the Director of Legal Services be instructed to bring forward for enactment amendments to the *Vancouver Official Development Plan By-law* generally in accordance with Appendix A of the above-noted report;

AND FURTHER THAT the staff memorandum dated July 13, 2026, entitled “Vancouver Official Development Plan and Regional Context Statement Amendments for Former Molson Brewery Site – Amendment to Appendix A to Correct Map Format,” form a part of this motion.

- B. THAT, subject to the approval of A above, Council approve the “Former Molson Brewery Site: Guiding Principles and Rezoning Guidelines,” generally as presented in Appendix B of the Referral Report dated May 19, 2026, entitled “Vancouver Official Development Plan and Regional Context Statement Amendments for Former Molson Brewery Site,” to guide future development of the site.
- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the landowner 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) FURTHER THAT any approval that may be granted following the Council meeting shall not obligate the City to enact by-laws, and any costs

incurred in fulfilling requirements to proceed with enactment are at the risk of the person making the expenditure or incurring the cost; and

- (iii) AND FURTHER 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. 11872)

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Council recessed on July 21, 2026, at 10:44 pm and reconvened on July 28, 2026, at 6:01 pm, with Acting Mayor Klassen in the Chair.

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2. Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue

An application by 456 Prior Street Holdings Ltd. was considered as follows:

Summary: To modify the conditions of approval pertaining to the delivery of the approved Community Amenity Contribution (CAC) for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue by replacing the in-kind CAC with a cash CAC. The CD-1 (915) District allows the development of two 19-storey mixed-use towers containing secured market rental residential, office space, and commercial retail uses. As part of the original rezoning application in June 2022, a 6,500 sq. ft. artist production space was secured as an in-kind CAC.

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:

- 109 pieces of correspondence in support of the application;
- 39 pieces of correspondence in opposition to the application; and
- two pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability provided a presentation, and along with staff from Arts, Culture and Community Services, responded to questions.

Applicant Comments

The Applicant provided opening comments 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:

- Rohen Sarai
- Matthew O'Leary
- Alexandra Wei

The following spoke in opposition to the application:

- Mike D Rhone
- Kristijonas Voveris
- Esther Rausenberg

The speakers list and receipt of public comments closed at 6:56 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.

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During discussion of the amendment and main motion, Acting Mayor Klassen ceded the Chair to Duty Councillor Dominato in order to ask questions of staff and provide comments, and resumed the Chair once finished.

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Council Decision

MOVED by Councillor Bligh

SECONDED by Councillor Dominato

- A. THAT the application by 456 Prior Street Holdings Ltd., and Prior Street Phase II Holdings Ltd., the registered owners of the lands located at 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue [*PID 032-235-089; Lot 1 Block 105 District Lots 196 and 2037 Group 1 New Westminster District Plan EPP 136117*] to amend Appendix B – Part 1: Conditions of Approval of Form of Development and Appendix B - Part 2: Conditions of By-law Enactment of the Referral Reports RTS No. 14915, as set out in Appendix A of the Referral Report dated May 19, 2026, entitled “Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue,” hereto, to permit the replacement of the previously secured 6,500 sq. ft. cultural amenity space with a cash CAC, generally as presented in the above-noted report, be approved, and instructs the Director of Legal Services to make the appropriate modifications to or replacements of legal agreements to give effect to this amendment.
- B. THAT the application by 456 Prior Street Holdings Ltd. and Prior Street Phase II Holdings Ltd., the registered owners of the lands located at 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue [*PID 032-235-089; Lot 1 Block 105 District Lots 196 and 2037 Group 1 New Westminster District Plan EPP 136117*] to amend Condition of Enactment 2.4(c) in Appendix B – Part 2 of the Referral Report RTS No. 18421, as set out in Appendix B of the Referral Report dated May 19, 2026, entitled “Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue,” hereto, be approved, and instructs the Director of Legal Services to make the appropriate modifications to or replacements of legal agreements to give effect to this amendment.
- C. THAT A and B 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; and
 - (ii) FURTHER 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.

amended

AMENDMENT MOVED by Councillor Fry

SECONDED by Councillor Dominato

THAT the following be added as D:

- D. THAT Council direct staff to allocate the approximately \$5 million cash-in-lieu contribution received through Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue to a reserve or account consistent with the applicable City policies and financial requirements;

FURTHER THAT Council express its intention that these funds be prioritized toward eligible cultural public-benefit investments serving the False Creek Flats and Strathcona neighbourhoods;

FURTHER THAT nothing in this resolution is intended to fetter the discretion of a future Council with respect to future budget, appropriation, or expenditure decisions under the Vancouver Charter and applicable City policies;

AND FURTHER THAT, unless otherwise determined by a future Council, staff be directed to preserve and bring forward the \$5 million cash-in-lieu contribution for arts and culture projects principally benefiting False Creek Flats and Strathcona.

CARRIED UNANIMOUSLY (Vote No. 11918)
(Councillor Kirby-Yung absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 11919) with Councillor Kirby-Yung absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT the application by 456 Prior Street Holdings Ltd., and Prior Street Phase II Holdings Ltd., the registered owners of the lands located at 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue [*PID 032-235-089; Lot 1 Block 105 District Lots 196 and 2037 Group 1 New Westminster District Plan EPP 136117*] to amend Appendix B – Part 1: Conditions of Approval of Form of Development and Appendix B - Part 2: Conditions of By-law Enactment of the Referral Reports RTS No. 14915, as set out in Appendix A of the Referral Report dated May 19, 2026, entitled “Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue,” hereto, to permit the replacement of the previously secured 6,500 sq. ft. cultural amenity space with a cash CAC, generally as presented in the above-noted report, be approved, and instructs the Director of Legal Services to make the appropriate modifications to or replacements of legal agreements to give effect to this amendment.
- B. THAT the application by 456 Prior Street Holdings Ltd. and Prior Street Phase II Holdings Ltd., the registered owners of the lands located at 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue [*PID 032-235-089; Lot 1 Block 105 District Lots 196 and 2037 Group 1 New Westminster District Plan EPP 136117*] to amend Condition of Enactment 2.4(c) in Appendix B

– Part 2 of the Referral Report RTS No. 18421, as set out in Appendix B of the Referral Report dated May 19, 2026, entitled “Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue,” hereto, be approved, and instructs the Director of Legal Services to make the appropriate modifications to or replacements of legal agreements to give effect to this amendment.

C. THAT A and B 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; and
- (ii) FURTHER 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.

D. THAT Council direct staff to allocate the approximately \$5 million cash-in-lieu contribution received through Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue to a reserve or account consistent with the applicable City policies and financial requirements;

FURTHER THAT Council express its intention that these funds be prioritized toward eligible cultural public-benefit investments serving the False Creek Flats and Strathcona neighbourhoods;

FURTHER THAT nothing in this resolution is intended to fetter the discretion of a future Council with respect to future budget, appropriation, or expenditure decisions under the Vancouver Charter and applicable City policies;

AND FURTHER THAT, unless otherwise determined by a future Council, staff be directed to preserve and bring forward the \$5 million cash-in-lieu contribution for arts and culture projects principally benefiting False Creek Flats and Strathcona.

4. CD-1 Rezoning: 1905 Ogden Avenue

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

Summary: To rezone 1905 Ogden Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to maintain museum and park uses, and add a beauty and wellness centre use, which is proposed to take the form of a floating barge with hydrotherapy activities. The museum use will be the existing Vancouver Maritime Museum. The floating barge will be three storeys in height above the water line. The density of the site remains at 0.70 FSR.

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:

- 139 pieces of correspondence in support of the application; and
- 90 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:

- Lorraine Lowe
- Ryan Hunt
- Ameen Kanji
- Steven Cox
- Duncan Watts-Grant
- Matthew Richardson
- Tom Lancaster
- Kor Kase
- Kate Armstrong
- Steven Ngo
- Eric Fisher
- Geoff Duyker
- Jordan Macdonald
- Dionne Macdonald
- Chris Allen

The following spoke in opposition to the application:

- Elvira Lount
- Amanda Slater
- Stanley Lee

- Leona Rothney
- Colleen Hardwick

The speakers list and receipt of public comments closed at 8:44 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 Bligh

- A. THAT the application by the General Manager of Planning, Urban Design and Sustainability, on behalf of the City of Vancouver, the registered owner of the lands located at 1905 Ogden Avenue:

- *[PID 015-770-028; District Lot 5780 Group 1 New Westminster District];*
- *[PID 015-770-052; District Lot 5594 Group 1 New Westminster District];*
- *[PID 015-770-010; District Lot 5781 Group 1 New Westminster District];* and
- *[PID 015-770-079; District Lot 5593 Group 1 New Westminster District];*

to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the maximum building height from 11.5 m (35 ft.) measured from base surface, to 27.0 m (89 ft.) measured geodetically, to permit a museum and archive use for the existing Vancouver Maritime Museum, and to 12.1 m (40 ft.) above the water line to permit a beauty and wellness centre use in the form of a floating barge, generally as presented in the Referral Report dated May 19, 2026, entitled "CD-1 Rezoning: 1905 Ogden Avenue," be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared 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 HAVN Saunas Inc., received January 16, 2026;

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 July 14, 2026, entitled "CD-1 Rezoning: 1905 Ogden Avenue – Additional Information," form part of this motion.

- B. 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 May 19, 2026, entitled "CD-1 Rezoning: 1905 Ogden Avenue," be approved.
- 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 May 19, 2026, entitled "CD-1 Rezoning: 1905 Ogden Avenue";

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.

- 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) FURTHER THAT any approval that may be granted 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) AND FURTHER 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. 11920)

3. Vancouver ODP Amendment and CD-1 Rezoning: 2396-2400 Kingsway and 2441-2493 East 33rd Avenue – WITHDRAWN

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Bligh

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:57 pm.

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