



PUBLIC HEARING MINUTES

JULY 23 AND 27, 2026

A Public Hearing of the City of Vancouver was held on Thursday, July 23, 2026, at 6:01 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Monday, July 27, 2026, at 9:31 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 – Civic Business, July 27, 2026)
Councillor Rebecca Bligh* (Leave of Absence – Civic Business, July 23, 2026; Personal Reasons, July 27, 2026, 10:30 am to 1 pm, and 4 pm to 5 pm)
Councillor Lisa Dominato* (Leave of Absence – Civic Business, July 27, 2026, 9:30 am – 11 am)
Councillor Pete Fry*
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Lucy Maloney*
Councillor Brian Montague
Councillor Sean Orr
Councillor Lenny Zhou*

CITY CLERK'S OFFICE:

Andrew Aguilar, Deputy City Clerk
Alyse Stewart, 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.

VARY AGENDA

MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

THAT Council vary the order of the Public Hearing agenda to consider Item 4. Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbot Street, as the first item of business, then continuing with the remainder of the agenda.

*CARRIED (Vote No. 11874)
(Councillors Fry and Orr in opposition)*

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

- 4. Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street**

* * * * *

Prior to the start of Item 4, it was,

*MOVED by Councillor Dominato
SECONDED by Mayor Sim*

THAT Council resolve to extend past 10 pm to hear speakers and close the speakers list and receipt of public comments on Item 4. Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street.

*CARRIED (Vote No. 11875)
(Councillor Fry opposed)*

* * * * *

An application by Henriquez Architecture was considered as follows:

Summary: The Generalized Land Use (GLU) designation in the ODP would change from Business District to Mixed-Use High-Rise 2 for the site at 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and to rezone 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street from DD (Downtown District) to CD-1 (Comprehensive Development) District. To permit the development of a 68 story hotel/commercial building, 79-storey and 68-storey residential buildings containing 1,546 residential units with commercial space on the ground floor the removal of the heritage designation for the entire Randall Building at 535-565 West Georgia Street, and the heritage designation of the Georgia Street façade of the Randall Building as protected heritage property. A maximum

floor area of 281,000 sq. m (3,024,659 sq. ft.) and a height of 315 m (1,034 ft.).

The Generalized Land Use (GLU) designation in the ODP would change from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1 for the site at 388 Abbott Street and to rezone from CD-1(732) to a new CD-1 to permit the development of 25-storey residential building plus rooftop amenity, containing 237 social housing units, childcare facility with commercial and/or cultural space on the ground floor. A floor space ratio (FSR) of 16.2 and building height of 85 m. (279 ft.).

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 22, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street – Correction to By-law Number in Appendix D."

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:

- 104 pieces of correspondence in support of the application;
- 164 pieces of correspondence in opposition to the application; and
- three 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

The applicant provided a presentation and responded to questions.

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During questions to staff and the applicant, it was,

MOVED by Councillor Orr

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

* * * * *

Speakers

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

The following spoke in support of the application:

- Jess Ketchum
- Ash McLeod
- Michelle Wright
- Ian Campbell
- Laura Balance
- Chuck Puchmayr
- Winki Tam
- Michael Morissette

The following spoke in opposition to the application:

- Mike Biskar
- Alison Hartford
- John Metcalfe
- Matt De Marchi
- Cristina Figueroa
- Tori Cooper
- Cullen Reilly
- Michael Cook
- Michelle Travis
- Anika Andersen
- Terri Nicholson
- Zailda Chan
- Harj Zahir
- Felisha Harry
- Preet Sangha
- Shaelyn Arnold
- Robert Deman
- Kiera Harkins
- Angela Liu
- Alexandra Phizicky
- Zackary Dawe
- Stephen Bohus
- Derek Sahota
- Rovic Tolcidas
- Gerry Kitson
- Vance Milo

- Dom Gentuya
- Cristy Harvey
- Randy Helten
- Louise Boilevin
- Filipe Stonoga
- Sterling Richter
- Tyler Winter
- Jen We
- Stanley Lee
- Munila Mahmoud
- Raul Rehan
- Christopher Leinonen
- Sheila
- Chelsea
- Gibi

The following provided general comments on the application:

- Shannon Boase

The speakers list and receipt of public comments closed at 12:49 am.

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*On July 24, 2026, Council recessed at 12:50 am and reconvened on July 27, 2026, at 9:31 am,
to continue with Item 4, with Mayor Sim in the Chair.*

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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 Klassen

SECONDED by Councillor Dominato

A. THAT the application by Henriquez Architecture

(i) on behalf of:

- 500 Dunsmuir Property Ltd., the registered owners of 619 Richards Street and 500 Dunsmuir Street [*Lots 35 to 40 Block 44 District Lot 541 Plan 210; PIDs 003-023-923; 003-023-931; 015-471-594; 015-471-608; 015-471-616; and 015-471-624, respectively*];
- Parkwell Parkade Corporation, the registered owners of 623-655 Richards Street [*Lots 24 to 34 Block 44 District Lot 541 Plan 210; PIDs 003-023-974; 003-023-982; 003-024-008; 003-024-016; 003-024-041; 003-023-826; 003-023-842; 003-023-877; 003-023-893; 003-023-907; and 003-023-915; respectively*];
- Holborn Real Estate Ltd., the registered owners of 501-525 West Georgia Street [*PID 010-964-061; Lot A Block 44 District Lot 541 Plan 6134*]; and
- 555 West Georgia Development Ltd., the registered owners of 555-565 West Georgia Street [*PID 010-964-118; Lot B Block 44 District Lot 541 Plan 6134*];

to amend the Generalized Land Use designation in the *Vancouver Official Development Plan* of the lands and adjacent laneway from Business District to Mixed-Use High-Rise 2, be approved in principle; and

(ii) on behalf of W East Holdings Limited Inc., the registered owners of the lands at 388 Abbott Street [*PID: 030-838-339; Lot 1 Block 3 Old Granville Townsite Group 1 New Westminster District Plan EPP84704*] to amend the Generalized Land Use designation in the *Vancouver Official Development Plan* of the lands from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1, 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 Referral Report dated June 30, 2026, entitled “Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street,” be approved in principle;

AND FURTHER THAT the staff yellow memorandum dated July 22, 2026, entitled “Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West

Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street – Correction to By-law Number in Appendix D,” form a part of this motion.

B. THAT subject to approval of A above:

(i) The application by Henriquez Architecture on behalf of:

- 500 Dunsmuir Property Ltd., the registered owners of 619 Richards Street and 500 Dunsmuir Street [*Lots 35 to 40 Block 44 District Lot 541 Plan 210; PIDs 003-023-923; 003-023-931; 015-471-594; 015-471-608; 015-471-616; and 015-471-624, respectively*];
- Parkwell Parkade Corporation, the registered owners of 623-655 Richards; 634-698 Seymour Street and 575-595 West Georgia Street [*Lots 7 to 20 and Lots 24 to 34 Block 44 District Lot 541 Plan 210; PIDs 003-023-516; 003-023-524; 003-023-541; 003-023-567; 003-023-583; 003-023-605; 003-023-613; 003-023-621; 003-023-648; 003-023-656; 003-023-672; 003-023-681; 003-023-761; 003-023-796; 003-023-974; 003-023-982; 003-024-008; 003-024-016; 003-024-041; 003-023-826; 003-023-842; 003-023-877; 003-023-893; 003-023-907; and 003-023-915; respectively*];
- Holborn Real Estate Ltd., the registered owners of 501-525 West Georgia Street [*PID 010-964-061; Lot A Block 44 District Lot 541 Plan 6134*]; and
- 555 West Georgia Development Ltd., the registered owners of 555-565 West Georgia Street [*PID 010-964-118; Lot B Block 44 District Lot 541 Plan 6134*];
- 620 Seymour Property Ltd., the registered owners of 620-626 Seymour Street [*Lots 4 to 6 Block 44 District Lot 541 Plan 210; PIDs 013-736-914; 013-736-931; 003-023-494; respectively*];

to rezone the lands from DD (Downtown District) to CD-1 (Comprehensive Development) District to allow for a maximum floor area of 281,000 sq. m (3,024,659 sq. ft.) and a maximum building height of 315 m (1,034 ft.), to permit the development of a 68-storey hotel/commercial building, 79-storey and 68-storey residential buildings containing 1,546 residential units with commercial space on the ground floor;

(ii) The application by Henriquez Architecture on behalf of W East Holdings Limited Inc., the registered owners of the lands at 388 Abbott Street [*PID: 030-838-339, Lot 1 Block 3 Old Granville Townsite Group 1 New Westminster District Plan EPP84704*] to rezone the lands from CD-1(732) to a new CD-1 (Comprehensive Development) District to permit the

development of a 25-storey residential building plus rooftop amenity, containing 237 social housing units, childcare facility with commercial and/or cultural space on the ground floor with a maximum floor space ratio of 16.2 and height of 85 m (279 ft.);

FURTHER THAT the draft CD-1 By-laws, prepared in accordance with Appendix B of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street," be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Architecture received June 11, 2025, with addendum drawings for 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street, received April 2, 2026, and for 388 Abbott Street, received April 30, 2026;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix C1 and C2 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 C1 and C2 of the above-noted report for the enactment of the CD-1 By-laws 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 if the application in A above is referred to a Public Hearing, Council consider and approve at the same Public Hearing a Single Room Accommodation (SRA) demolition permit for the demolition of 167 SRA designated rooms at 500 Dunsmuir Street, subject to:

- (i) enactment of the proposed CD-1 By-law; and
- (ii) issuance of the associated development permit; and
- (iii) the owner entering into a Housing Agreement in accordance with the conditions of enactment;

FURTHER THAT if Council approves, in principle, the rezoning proposed in B above and the Housing Agreement described in Part 2 of Appendix C1 of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street," and approves the Single Room Accommodation (SRA) demolition permit in C above, that 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 Arts, Culture and Community Services and General Manager of Planning, Urban Design and Sustainability;

- D. THAT subject to approval in principle of the Vancouver Official Development Plan amendment, rezoning and the Housing Agreement described in Part 2 of Appendix C1 and C2 of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott 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.
- E. THAT subject to the approval of the new CD-1 By-law, CD-1 (732) 61-95 West Hastings Street (388 Abbott Street) By-law No. 12497 be repealed, generally as set out in Appendix D of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street."
- F. THAT subject to approval of the CD-1 By-law, the modification to the heritage designation of the Randall Building ("heritage building") at 535-565 West Georgia Street [*Lot B Block 44 District Lot 541 Plan 6134; PID 010-964-118*], be approved and the heritage designation of the Georgia Street façade of the heritage building as protected heritage property, be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward the Heritage By-law, generally as set out in Appendix D of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street," prior to enactment of the CD-1 By-law.

- G. THAT subject to approval of the CD-1 By-laws, 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 June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street," be approved;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Sign By-law at the time of enactment of the CD-1 By-laws.

- H. 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 June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott 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 Bylaw.

- I. THAT A to H 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

REFERRAL MOVED by Councillor Orr
SECONDED by Councillor Maloney

THAT the application by Henriquez Architecture

- (i) on behalf of:
- 500 Dunsmuir Property Ltd., the registered owners of 619 Richards Street and 500 Dunsmuir Street [*Lots 35 to 40 Block 44 District Lot 541 Plan 210; PIDs 003-023-923; 003-023-931; 015-471-594; 015-471-608; 015-471-616; and 015-471-624, respectively*];
 - Parkwell Parkade Corporation, the registered owners of 623-655 Richards Street [*Lots 24 to 34 Block 44 District Lot 541 Plan 210; PIDs 003-023-974; 003-023-982; 003-024-008; 003-024-016; 003-024-041; 003-023-826; 003-023-842; 003-023-877; 003-023-893; 003-023-907; and 003-023-915; respectively*];

- Holborn Real Estate Ltd., the registered owners of 501-525 West Georgia Street [*PID 010-964-061; Lot A Block 44 District Lot 541 Plan 6134*]; and
- 555 West Georgia Development Ltd., the registered owners of 555-565 West Georgia Street [*PID 010-964-118; Lot B Block 44 District Lot 541 Plan 6134*];

to amend the Generalized Land Use designation in the Vancouver Official Development Plan of the lands and adjacent laneway from Business District to Mixed-Use High-Rise 2, be referred back to staff for review following the completion of the Higher Buildings Policy review and that Recommendations B through I also be referred back to staff for further review following the completion of the Higher Buildings Policy review, and then brought back to Council upon completion of that review at a new public hearing, as required; and

- (ii) on behalf of W East Holdings Limited Inc., the registered owners of the lands at 388 Abbott Street [*PID: 030-838-339; Lot 1 Block 3 Old Granville Townsite Group 1 New Westminster District Plan EPP84704*] to amend the Generalized Land Use designation in the Vancouver Official Development Plan of the lands from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1, be referred back to staff for review following the completion of the Higher Buildings Policy review and that Recommendations B through I also be referred back to staff for further review following the completion of the Higher Buildings Policy review, and then brought back to Council upon completion of that review at a new public hearing, as required.

LOST (Vote No. 11878)

(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

(Councillor Bligh absent for the vote)

The referral having lost, the motion was put and CARRIED (Vote No. 11879) with Councillors Fry, Maloney and Orr opposed, and Councillor Bligh absent for the vote.

FINAL MOTION AS APPROVED

A. THAT the application by Henriquez Architecture

- (i) on behalf of:

- 500 Dunsmuir Property Ltd., the registered owners of 619 Richards Street and 500 Dunsmuir Street [*Lots 35 to 40 Block 44 District Lot 541 Plan 210; PIDs 003-023-923; 003-023-931; 015-471-594; 015-471-608; 015-471-616; and 015-471-624, respectively*];
- Parkwell Parkade Corporation, the registered owners of 623-655 Richards Street [*Lots 24 to 34 Block 44 District Lot 541 Plan 210; PIDs 003-023-974; 003-023-982; 003-024-008; 003-024-016; 003-024-041;*

003-023-826; 003-023-842; 003-023-877; 003-023-893; 003-023-907; and 003-023-915; respectively];

- Holborn Real Estate Ltd., the registered owners of 501-525 West Georgia Street [*PID 010-964-061; Lot A Block 44 District Lot 541 Plan 6134*]; and
- 555 West Georgia Development Ltd., the registered owners of 555-565 West Georgia Street [*PID 010-964-118; Lot B Block 44 District Lot 541 Plan 6134*];

to amend the Generalized Land Use designation in *the Vancouver Official Development Plan* of the lands and adjacent laneway from Business District to Mixed-Use High-Rise 2, be approved in principle; and

- (ii) on behalf of W East Holdings Limited Inc., the registered owners of the lands at 388 Abbott Street [*PID: 030-838-339; Lot 1 Block 3 Old Granville Townsite Group 1 New Westminster District Plan EPP84704*] to amend the Generalized Land Use designation in the Vancouver Official Development Plan of the lands from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1, 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 Referral Report dated June 30, 2026, entitled “Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street,” be approved in principle;

AND FURTHER THAT the staff yellow memorandum dated July 22, 2026, entitled “Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street – Correction to By-law Number in Appendix D,” form a part of this motion.

B. THAT subject to approval of A above:

- (i) The application by Henriquez Architecture on behalf of:
 - 500 Dunsmuir Property Ltd., the registered owners of 619 Richards Street and 500 Dunsmuir Street [*Lots 35 to 40 Block 44 District Lot 541 Plan 210; PIDs 003-023-923; 003-023-931; 015-471-594; 015-471-608; 015-471-616; and 015-471-624, respectively*];
 - Parkwell Parkade Corporation, the registered owners of 623-655 Richards; 634-698 Seymour Street and 575-595 West Georgia Street [*Lots 7 to 20 and Lots 24 to 34 Block 44 District Lot 541 Plan 210; PIDs*

003-023-516; 003-023-524; 003-023-541; 003-023-567; 003-023-583; 003-023-605; 003-023-613; 003-023-621; 003-023-648; 003-023-656; 003-023-672; 003-023-681; 003-023-761; 003-023-796; 003-023-974; 003-023-982; 003-024-008; 003-024-016; 003-024-041; 003-023-826; 003-023-842; 003-023-877; 003-023-893; 003-023-907; and 003-023-915; respectively];

- Holborn Real Estate Ltd., the registered owners of 501-525 West Georgia Street [*PID 010-964-061; Lot A Block 44 District Lot 541 Plan 6134*]; and
- 555 West Georgia Development Ltd., the registered owners of 555-565 West Georgia Street [*PID 010-964-118; Lot B Block 44 District Lot 541 Plan 6134*];
- 620 Seymour Property Ltd., the registered owners of 620-626 Seymour Street [*Lots 4 to 6 Block 44 District Lot 541 Plan 210; PIDs 013-736-914; 013-736-931; 003-023-494; respectively*];

to rezone the lands from DD (Downtown District) to CD-1 (Comprehensive Development) District to allow for a maximum floor area of 281,000 sq. m (3,024,659 sq. ft.) and a maximum building height of 315 m (1,034 ft.), to permit the development of a 68-storey hotel/commercial building, 79-storey and 68-storey residential buildings containing 1,546 residential units with commercial space on the ground floor;

- (ii) The application by Henriquez Architecture on behalf of W East Holdings Limited Inc., the registered owners of the lands at 388 Abbott Street [*PID: 030-838-339, Lot 1 Block 3 Old Granville Townsite Group 1 New Westminster District Plan EPP84704*] to rezone the lands from CD-1(732) to a new CD-1 (Comprehensive Development) District to permit the development of a 25-storey residential building plus rooftop amenity, containing 237 social housing units, childcare facility with commercial and/or cultural space on the ground floor with a maximum floor space ratio of 16.2 and height of 85 m (279 ft.);

FURTHER THAT the draft CD-1 By-laws, prepared in accordance with Appendix B of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street," be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Architecture received June 11, 2025, with addendum drawings for 500 Dunsmuir Street, 619-655 Richards

Street, 501-595 West Georgia Street and 620-698 Seymour Street, received April 2, 2026, and for 388 Abbott Street, received April 30, 2026;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix C1 and C2 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 C1 and C2 of the above-noted report for the enactment of the CD-1 By-laws 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 if the application in A above is referred to a Public Hearing, Council consider and approve at the same Public Hearing a Single Room Accommodation (SRA) demolition permit for the demolition of 167 SRA designated rooms at 500 Dunsmuir Street, subject to:

- (i) enactment of the proposed CD-1 By-law; and
- (ii) issuance of the associated development permit; and
- (iii) the owner entering into a Housing Agreement in accordance with the conditions of enactment.

FURTHER THAT if the Council approves, in principle, the rezoning proposed in B above and the Housing Agreement described in Part 2 of Appendix C1 of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street," and approves the Single Room Accommodation (SRA) demolition permit in C above, that 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 Arts, Culture and Community Services and General Manager of Planning, Urban Design and Sustainability.

- D. THAT subject to approval in principle of the Vancouver Official Development Plan amendment, rezoning and the Housing Agreement described in Part 2 of Appendix C1 and C2 of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott 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.

- E. THAT subject to the approval of the new CD-1 By-law, CD-1 (732) 61-95 West Hastings Street (388 Abbott Street) By-law No. 12497 be repealed, generally as set out in Appendix D of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street."
- F. THAT subject to approval of the CD-1 By-law, the modification to the heritage designation of the Randall Building ("heritage building") at 535-565 West Georgia Street [*Lot B Block 44 District Lot 541 Plan 6134; PID 010-964-118*], be approved and the heritage designation of the Georgia Street façade of the heritage building as protected heritage property, be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward the Heritage By-law, generally as set out in Appendix D of the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street," prior to enactment of the CD-1 By-law.

- G. THAT subject to approval of the CD-1 By-laws, 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 June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street," be approved;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Sign By-law at the time of enactment of the CD-1 By-laws.

- H. 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 June 30, 2026, entitled "Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott 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 Bylaw.

- I. THAT A to H 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.

* * * * *

Following the completion of Item 4, Mayor Sim ceded the chair to Acting Mayor Klassen.

* * * * *

1. Vancouver ODP Amendment 6333 Yukon Street and CD-1 Rezoning: 6333-6369 Yukon Street

An application by Soheil Khosravi Kermani Architecture Inc. was considered as follows:

Summary: To change the Generalized Land Use (GLU) designation in the *Vancouver Official Development Plan (ODP)* from Residential Mid-Rise to Residential High-Rise 1, and to rezone the site at 6333-6369 Yukon Street from R1-1 (Residential) to CD-1 (Comprehensive Development) District to permit the development of a 23-storey residential building containing 276 rental units. A floor space ratio (FSR) of 6.55 and a height of 70 m (230 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: 6333-6369 Yukon Street – 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
- four 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

None.

Speakers

Acting Mayor Klassen called three times for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 10:49 am.

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 Dominato
SECONDED by Councillor Kirby-Yung

- A. THAT the application by Soheil Khosravi Kermani Architecture Inc., on behalf of the Cielle Yukon BT Ltd., the registered owners of the land located at 6333 Yukon Street [*Lot 15 of Lot 2 Block 999 District Lot 526 Plan 5531; PID 011-138-637*], to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Residential Mid-Rise to Residential High-Rise, generally as presented in the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment 6333 Yukon Street and CD-1 Rezoning: 6333-6369 Yukon Street," be approved in principle;

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Haring 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: 6333-6369 Yukon Street – Council Considerations when Amending an ODP," form a part of this motion.

- B. THAT subject to the approval of A above, the application to rezone the lands located at 6333-6369 Yukon Street [*Lots 15, 14, and 13 of Lot 2 Block 999 District Lot 526 Plan 5531; PIDs 011-138-637, 011-138-629, and 011-138- 611 respectively*], from R1-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.6 to 6.55 and increase the maximum building height from 11.5 m (37.72 ft.) to 70 m (230 ft.) to permit the development of a 23-storey residential building, generally as presented in the Referral Report dated May 19, 2026, entitled "Vancouver ODP Amendment 6333 Yukon Street and CD-1 Rezoning: 6333-6369 Yukon Street," 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 Soheil Khosravi Kermani Architecture Inc., received June 18, 2025;

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 6333 Yukon Street and CD-1 Rezoning: 6333-6369 Yukon 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.
- D. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix D of the Referral Report dated May

19, 2026, entitled “Vancouver ODP Amendment 6333 Yukon Street and CD-1 Rezoning: 6333-6369 Yukon Street”;

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.

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 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. 11880)
(Councillors Bligh, Fry and Mayor Sim absent for the vote)

2. Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street

An application by McKinley Studios was considered as follows:

Summary: For the site at 6525-6577 Oak Street, to amend the Generalized Land Use (GLU) designation in the *Vancouver Official Development Plan (ODP)* from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1, and to rezone from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of an 18-storey mixed-use building containing 189 rental units, of which 20% of the residential floor area will be secured as below-market rental units, a private 160-space childcare facility, and commercial space on the ground floor. A floor space ratio (FSR) of 7.5 and a height of 57 m (187 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:

- 21 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 and responded to questions.

Speakers

Acting Mayor Klassen called three times for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 11:17 am.

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 Meiszner
SECONDED by Councillor Dominato

- A. THAT the application by McKinley Studios, on behalf of:

- 1088608 B.C. Ltd.¹, the registered owners of the lands located at 6525 Oak Street [*PID 025-868-365; Lot 1, Except Part in Plan BCP9707, Block D Of Blocks 12 and 17A District Lot 526 Group 1 New Westminster District Plan BCP9706*], and
- Elevate Oak Street Holdings Ltd., the registered owners of the lands located at 6575-6577 Oak Street [*PID 010-598-791; Lot E Block D of Blocks 12 and 17A District Lot 526 Plan 7473*],

to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1, generally as presented in the Referral Report dated June 23, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street,” 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.

- B. THAT subject to the approval of A above, the application to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.2 to 7.5 and increase the maximum building height from 10.7 m (35 ft.) to 57 m (187 ft.) to permit the development of an 18-storey mixed-use building containing 189 rental units, of which 20% of the residential floor area will be secured as below-market rental units, a private 160-space childcare facility and commercial space on the ground floor, generally as presented in the Referral Report dated June 23, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street,” 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 McKinley Studios, received on October 27, 2025, and revised drawings received on March 18, 2026 and April 20, 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.

¹ Represented by Weathervane Group of Companies

- 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 June 23, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak 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.
- 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 June 23, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak Street,” 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 June 23, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 6525-6577 Oak 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.

- 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. 11881)
(Councillors Bligh and Fry absent for the vote)

3. Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Drive and 1704 East Broadway

An application by DA Architects + Planners was considered as follows:

Summary: For the site at 2516 Commercial Drive and 1704 East Broadway, to change the Generalized Land Use (GLU) designation in the *Vancouver Official Development Plan (ODP)* from Business District to Mixed-Use High-Rise 2, and to rezone from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a 31-storey mixed-use residential building containing 207 rental units, one storey of social services space, one storey of office space, and commercial space on the ground floor. A floor space ratio (FSR) of 14.8 and a height of 91.7 m (301 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:

- three 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 and responded to questions.

Speakers

Acting Mayor Klassen called three times for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 11:54 am.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Questions Following Staff Closing Comments

None.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

- A. THAT the application submitted by DA Architects + Planners, on behalf of 1704 East Broadway BC Ltd., the registered owner of the lands located at 2516 Commercial Drive and 1704 East Broadway [*PID 013-301-896; Lot J Block A of Block 162 District Lot 264A Plan 22144*], to amend the Generalized Land Use designation of the lands in the *Vancouver Official Development Plan* from Business District to Mixed-Use High-Rise 2, generally as presented in the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Drive and 1704 East Broadway," 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.

- B. THAT subject to the approval of A above, the application 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 14.8 and increase the maximum building height from 9.2 m (30 ft.) to 91.7 m (301 ft.) to permit the development of a 31-storey mixed-use residential building containing 207 rental units, with office, commercial and social service spaces, generally as presented in the Referral Report dated June 30, 2026, entitled "Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Drive and 1704 East Broadway," 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 DA Architects + Planners, received July 21, 2025; and supplemental plans received September 5, 2025 and May 14, 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 June 30, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Drive and 1704 East Broadway,” 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 of the Referral Report dated June 30, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Drive and 1704 East Broadway,” 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 June 30, 2026, entitled “Vancouver ODP Amendment and CD-1 Rezoning: 2516 Commercial Drive and 1704 East Broadway”;

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. 11882)
(Councillor Bligh absent for the vote)

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On July 27, 2026, Council recessed at 11:56 am and reconvened at 1:09 pm.

* * * * *

5. CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway

An application by Arcadis Architects (Canada) Inc. was considered as follows:

Summary: For the site at 2538-2550 Birch Street and 1290-1298 West Broadway, to amend CD-1 (708) By-law No. 12179 for the site located at 2538-2550 Birch Street and 1290-1298 West Broadway. The proposal is to convert 202 rental units to 202 hotel rooms and to increase the maximum floor space ratio (FSR) of the nearly completed building from 10.55 to 11.40 to account for floor area that was previously eligible for exemption. The proposal will continue to provide the minimum floor area for below-market rental housing secured in the previous rezoning application. No changes to the form of development 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:

- 16 pieces of correspondence in support of the application; and
- 43 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.

The following spoke in support of the application:

- Connor O'Keeffe

The following spoke in opposition to the application:

- Sean Nardi
- Ian Poole
- Michelle Travis
- Colleen Hardwick
- Janis Hamilton
- Randy Helten
- Stanley Lee
- George Morrison
- Yeo Chun

The speakers list and receipt of public comments closed at 2:30 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

* * * * *

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 as Chair once finished.

* * * * *

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

- A. THAT the application by Arcadis Architects (Canada) Inc., on behalf of 1061511 B.C. Ltd.², the registered owners of the lands located at 2538-2550 Birch Street and 1290-1298 West Broadway [PID 030-417-261; Lot 1 Block 353 District Lot

² Beneficially owned and controlled by Jameson Broadway & Birch Limited Partnership.

526 Group 1 New Westminster District Plan EPP81033], to amend the text of CD-1 (Comprehensive Development) District (708) By-law No. 12179, to convert 202 rental units to 202 hotel rooms, to retain the minimum required floor area for below-market rental housing, and to increase the maximum floor space ratio (FSR) of the nearly completed building from 10.55 to 11.40 to account for floor area that was previously eligible for exemption, generally as presented in the Referral Report dated June 30, 2026, entitled "CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway," be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, 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 Arcadis Architects (Canada) Inc., received November 20, 2025 and supplemental plans received April 22, 2026;

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 CD-1 text amendment and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated June 30, 2026, entitled "CD-1 (708) Text Amendment: 2538-2550 Birch Street and 1290-1298 West Broadway," the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 text 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.
- C. THAT A to 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;
 - (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 (Vote No. 11883)
(Councillors Fry and Orr abstained from the vote)
(Councillors Bligh and Zhou absent for the vote)

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillors Bligh and Zhou absent for the vote)

The Public Hearing adjourned on July 27, 2026, at 2:49 pm.

* * * * *