



## PUBLIC HEARING MINUTES

**FEBRUARY 5, 19 AND 20, 2013**

A Public Hearing was held on Tuesday, February 5, 2013, at 6:00 pm, in the Council Chamber, Third Floor, City Hall, to consider proposed amendments to the Zoning and Development By-law. Subsequently, the Public Hearing reconvened on Tuesday, February 19, 2013 at 6:30 pm, and Wednesday, February 20, 2013, at 6:38 pm. The minutes are consolidated for ease of reference.

PRESENT: Mayor Gregor Robertson  
Councillor George Affleck  
Councillor Elizabeth Ball\*  
Councillor Adriane Carr  
Councillor Heather Deal\*  
Councillor Kerry Jang  
Councillor Raymond Louie  
Councillor Geoff Meggs  
Councillor Andrea Reimer\*  
Councillor Tim Stevenson  
Councillor Tony Tang\*

ABSENT: Councillor Elizabeth Ball (February 19 and 20, 2013 - Sick Leave)  
Councillor Heather Deal (February 19 and February 20, 2013 - Sick Leave)  
Councillor Tony Tang (February 19 and 20, 2013 - Sick Leave)

CITY CLERK'S OFFICE: Janice MacKenzie, City Clerk (February 5 and 19, 2013)  
Barbara Pearce, Deputy City Clerk (February 20, 2013)  
Lori Isfeld, Meeting Coordinator (February 5, 2013)  
Nicole Ludwig, Meeting Coordinator (February 19 and 20, 2013)

\*Denotes absence for a portion of the meeting.

### COMMITTEE OF THE WHOLE

MOVED by Councillor Jang  
SECONDED by Councillor Deal

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the Zoning and Development By-law.

CARRIED UNANIMOUSLY

## **1. TEXT AMENDMENT: Mount Pleasant Light Industrial Areas (I-1)**

An application by the General Manager of Planning and Development Services was considered as follows:

Summary: To amend the I-1 (Industrial) District Schedule to enhance the Mount Pleasant Light Industrial Areas as job centres.

The General Manager of Planning and Development Services recommended approval.

### **Summary of Correspondence**

Council received six emails in support of this application since it was scheduled for public hearing and prior to the close of the speakers list.

### **Staff Opening Comments**

Richard Johnson, Planner, Central Area Planning, reviewed the application.

### **Speakers**

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Stuart Howard  
Don Shiffman  
Russell Atkin  
Mohammed Bassa

The following spoke in opposition to the application or expressed concerns regarding the consultation process:

Michelle Sturino  
Steve Deller  
John Samson  
Stephen Bohus

### **Staff Closing Comments**

Kevin McNaney, Assistant Director of Planning, Central Area Planning, provided closing comments, and along with Mr. Johnson, responded to questions.

## Council Decision

MOVED by Councillor Louie

THAT the application by the General Manager of Planning and Development Services to amend the I-1 (Industrial) District Schedule of the Zoning and Development By-Law, generally as set out in Appendix B of the Policy Report dated December 20, 2012, entitled "Mount Pleasant Light Industrial Areas (I-1) - Implementation of Policy Directions to Increase Job Space Potential", be approved.

carried

REFERRAL MOVED by Councillor Carr

THAT the application be referred back to staff for additional public consultation, in particular for additional consultation with the Mount Pleasant Implementation Committee.

LOST

(Councillors Deal, Jang, Louie, Meggs, Reimer, Stevenson, Tang and Mayor Robertson opposed)

The referral motion having lost, the motion was put and CARRIED, with Councillor Carr opposed.

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*On February 5, 2013, at 8:00 pm it was*

*MOVED by Councillor Stevenson*

*THAT Council extend the length of the Public Hearing until 11:00 pm in order to begin hearing from speakers on Item 3, then recess until February 19, 2013, at 6:00 pm to continue hearing speakers.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

*At 8:01 pm Council recessed and reconvened at 8:20 pm with the same members present.*

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## **2. TEXT AMENDMENT: Artist Studios in Industrial Areas**

An application by the General Manager of Planning and Development Services was considered as follows:

Summary: To amend the Zoning and Development By-law to expand opportunities for artist studios by increasing the number of industrial zones in which “work-only” artist studios are allowed and to ease the approval process by allowing artist studios as outright uses.

The General Manager of Planning and Development Services recommended approval.

### **Staff Opening Comments**

Thor Kuhlmann, Planner, Cultural Services, reviewed the application, and along with Jacque Gijssen, Senior Cultural Planner, Cultural Services, and Paul Nowlan, Planner, City-Wide and Regional Planning, Planning and Development Services, responded to questions.

### **Summary of Correspondence**

Council received three emails in support and two emails opposed to the application since referral to public hearing and prior to the close of the speakers list.

### **Speakers**

The Mayor called for speakers for and against the application.

The following spoke in support:

Bob D’Eith, Executive Director, Music BC Industry Association  
Rob Gloor, Executive Director, Alliance for Arts & Culture

### **Council Decision**

MOVED by Councillor Deal

- A. THAT the application by the General Manager of Planning and Development Services to amend the Zoning and Development By-law to expand opportunities for “work-only” artist studios in all Industrial Districts, generally as presented in Appendix A of the Policy Report dated January 7, 2013, entitled “Proposed Amendments to the Zoning and Development By-law to Support Artist Studios in Industrial Areas”, be approved.
- B. THAT, subject to enactment of the amendments to the Zoning and Development By-law, the Parking By-law be amended to provide parking regulations for “work-only” artist studios, generally as set out in Appendix B of the Policy

Report dated January 7, 2013, entitled "Proposed Amendments to the Zoning and Development By-law to Support Artist Studios in Industrial Areas";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendments to the Parking By-law at the time of enactment of the amendments to the Zoning and Development By-law.

CARRIED UNANIMOUSLY

### **3. REZONING: 1600 Beach Avenue and 1651 Harwood Street**

An application by Gwyn Vose, IBI/HB Architects, was considered as follows:

Summary: To rezone 1600 Beach Avenue and 1651 Harwood Street from RM-5A (Multiple Residential) District to CD-1 (Comprehensive Development) District. The proposal on both sites is for infill residential development of secured market rental units. On the Beach Avenue site, the proposal includes 118 residential units located within a four-storey and a nine-storey building, a one-storey amenity building and enclosure of the bases of the existing towers. On the Harwood Street site, the proposal includes 15 residential units located within two- and three-storey buildings. The proposed increase in allowable floor area is 8 276.9 m<sup>2</sup> (89,095 sq. ft.) and 1 013.1 m<sup>2</sup> (10,906 sq. ft.), respectively.

The General Manager of Planning and Development Services recommended approval subject to the conditions contained in the summary and recommendation of the public hearing agenda.

#### **Staff Comments**

On February 5, 2013, Karen Hoese, Planner, Rezoning Centre, Central Area Planning, and Anita Molaro, Senior Development Planner, Urban Design and Development Planning Centre, reviewed the application. Along with Ms. Hoese and Ms. Molaro, the following staff responded to questions:

Kevin McNaney, Assistant Director of Planning, Central Area Planning  
Marco D'Agostini, Senior Heritage Planner, Heritage Group  
Abigail Bond, Assistant Director of Housing Policy

Prior to hearing from speakers on February 19 and 20, 2013, Ms. Hoese, Ms. Bond and Ms. Molaro, along with Paul Storer, Transportation, Engineering Services, responded to questions from Council.

#### **Applicant Comments**

On February 5, 2013, Zev Shafran, Owner, and Martin Bruckner, IBI/HB Architects, provided a presentation on the application.

## Summary of Correspondence

The following correspondence related to the application was received since referral to Public Hearing and prior to the close of the speakers list:

- 22 emails and letters in support
- 115 emails and letters opposed
- 11 emails and letters regarding other aspects

## Speakers

The Mayor called for speakers for and against the application.

Council heard from speakers regarding this application on February 5, 19 and 20, 2013. The following list of speakers is consolidated for ease of reference.

The following spoke in support of the application:

Dean Malone  
Bart Reid  
Duncan Wlodarczak  
Dan Arrigo, Devonshire Properties

The following spoke in opposition to the application, or expressed concerns regarding the impact on views, property values or the consultation process:

Maya Lange  
Paulette Caillé  
Kate Braid  
Bernard Sauvé  
Randy Helten  
Godfrey Tait  
Susan Young  
Tom Heffron  
Irmí Hoppenrath  
Neil Matson  
Diana Matrick  
Eleanor Hadley  
Roderic Woolner  
Donald Archibald  
David Semczyszyn  
Christine Ackerman, West End Residents' Association  
Zoe Napier-Hemy  
Jennifer Fox  
Victor Jatoba Botelho  
Lorne Payne  
Jodie Weber  
Stephen Bohus  
Michel Lange

Sarah Isaacs  
Virginia Richards  
Elena Feder  
Gerald Moore  
Mick Brown  
Henry Jolicoeur  
Steve Gabbott  
Elena Constantine  
Barbara McArthur  
Ojars Kalns  
Margaret Barclay

Mervin Gillibard-Smith spoke neither in support, nor in opposition to the application, but thanked Council members for their patience in hearing from speakers.

On February 5, 2013, at 11:00 pm during the hearing of speakers, it was

MOVED by Councillor Louie

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY  
(Councillor Reimer absent for the vote)

MOVED by Councillor Louie  
SECONDED by Councillor Deal

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments for Items 1 and 2.

CARRIED UNANIMOUSLY  
(Councillor Reimer absent for the vote)

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*MOVED by Councillor Louie  
SECONDED by Councillor Deal*

*THAT Council recess the Public Hearing and reconvene on February 19, 2013, at 6:00 pm, to continue hearing from speakers on Item 3.*

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

*On February 5, 2013, Council recessed at 11:05 pm.*

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*On February 19, 2013, at 6:30 pm, Mayor Robertson called the reconvened Public Hearing to order, with the same members present except for Councillors Ball and Tang who were on sick leave. He advised that due to technical problems in the Council Chamber, the Public Hearing would be relocated in the Town Hall Meeting Room on the Main Floor of City Hall. Following the roll call, it was*

*MOVED by Councillor Jang  
SECONDED by Councillor Deal*

*THAT Council recess the Public Hearing and reconvene in the Town Hall Meeting Room, Main Floor, City Hall.*

*CARRIED UNANIMOUSLY*

*On February 19, 2013, at 7:08 pm, the Public Hearing reconvened in the Town Hall Meeting Room, Main Floor City Hall, with the same members present except for Councillor Deal who had left the meeting on sick leave.*

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*On February 19, 2013, it was*

*MOVED by Councillor Stevenson  
SECONDED by Councillor Jang*

*THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the Zoning and Development By-law.*

*CARRIED UNANIMOUSLY  
(Councillors Ball, Deal and Tang absent for the vote)*

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*On February 19, at 10:05 pm it was*

*MOVED by Councillor Stevenson*

*THAT Council recess the Public Hearing and reconvene on Wednesday, February 20, 2013, at 6:30 pm.*

*CARRIED UNANIMOUSLY  
(Councillors Ball, Deal and Tang absent for the vote)*



*The Public Hearing recessed at 10:05 pm on February 19, 2013 and reconvened on February 20, 2013, 6:38 pm, in the Council Chamber, Third Floor, City Hall, with Councillors Ball, Deal and Tang absent.*

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### **Applicant Closing Comments**

Following the hearing of speakers on February 20, 2013, Mr. Bruckner provided closing comments and responded to questions, noting that the applicant is prepared to continue working with the City and the community.

### **Staff Closing Comments**

On February 20, 2013, Ms. Hoese provided closing comments and along with Mr. McNaney, Ms. Bond and Ms. Molaro, responded to questions.

### **Council Decision**

MOVED by Councillor Reimer

THAT discussion and decision on this application referred to the Regular Council Meeting on Tuesday, February 26, 2013, as Unfinished Business.

CARRIED UNANIMOUSLY  
(Councillors Ball, Deal and Tang absent for the vote)

### **RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Stevenson

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY  
(Councillors Ball, Deal and Tang absent for the vote)

### **ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Stevenson  
SECONDED by Councillor Reimer

THAT the report of the Committee of the Whole be adopted for item 3.

CARRIED UNANIMOUSLY  
(Councillors Ball, Deal and Tang absent for the vote)

**ADJOURNMENT**

MOVED by Councillor Carr  
SECONDED by Councillor Jang

THAT the Public Hearing be adjourned.

CARRIED UNANIMOUSLY  
(Councillors Ball, Deal and Tang absent for the vote)

The Public Hearing recessed at 11:01 pm on February 5 and 10:05 pm on February 19, and adjourned at 9:40 pm on Wednesday, February 20, 2013.

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