



## PUBLIC HEARING MINUTES

SEPTEMBER 20, 2016

A Public Hearing of the City of Vancouver was held on Tuesday, September 20, 2016, at 6:09 pm, in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Mayor Gregor Robertson  
Councillor George Affleck  
Councillor Elizabeth Ball  
Councillor Adriane Carr  
Councillor Melissa De Genova\*  
Councillor Heather Deal  
Councillor Kerry Jang  
Councillor Geoff Meggs  
Councillor Andrea Reimer  
Councillor Tim Stevenson

**ABSENT:** Councillor Raymond Louie (Leave of Absence)

**CITY CLERK'S OFFICE:** Lori Isfeld, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### COMMITTEE OF THE WHOLE

*The Mayor reminded Council that, based on advice from the City Clerk, it is not necessary for Council to sit as Committee of the Whole during a Public Hearing; however, in order to comply with the Procedure By-law, a motion to go into Committee of the Whole should be put to a vote and failed by Council.*

MOVED by Councillor Stevenson  
SECONDED by Councillor Deal

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to zoning by-laws.

LOST

(Councillors Affleck, Ball, Carr, De Genova, Deal, Jang, Meggs, Reimer, Stevenson and Mayor Robertson opposed)

**1. TEXT AMENDMENT: Miscellaneous Text Amendments for 4162 and 4188 Cambie Street, 2290 Main Street, 7299 Granville Street and 188 East 1st Avenue**

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

Summary: To make amendments to the CD-1 (628) By-law for 4162 and 4188 Cambie Street, CD-1 (575) By-law for 2290 Main Street, CD-1 (521) By-law for 7299 Granville Street (Shannon Mews) (formerly known as 7101-7201 Granville Street) and CD-1 (478) By-law for 188 East 1st Avenue (1721 Main Street). The amendments would achieve the intent of the initial rezoning approvals, and correct inadvertent errors.

The Acting General Manager of Planning, Urban Design and Sustainability recommended approval.

**Summary of Correspondence**

No correspondence was received since the application was referred to public hearing and prior to the close of the speakers list and receipt of public comments.

**Speakers**

The Mayor called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:16 pm.

**Council Decision**

MOVED by Councillor Deal  
SECONDED by Councillor Jang

THAT the application for the following miscellaneous text amendments be approved:

- (i) amend CD-1 (628) By-law No. 11504 for 4162 and 4188 Cambie Street, generally as presented in Appendix A of the Policy Report dated July 12, 2016, entitled "Miscellaneous Text Amendments";
- (ii) amend CD-1 (575) By-law No. 11017 for 2290 Main Street, generally as presented in Appendix B of the above-noted Policy Report;
- (iii) amend CD-1 (521) By-law No. 10413 for 7299 Granville Street (Shannon Mews) (formerly known as 7101-7201 Granville Street), generally as presented in Appendix C of the above-noted Policy Report; and
- (iv) amend CD-1 (478) By-law No. 9850 for 188 East 1st Avenue (1721 Main Street), generally as presented in Appendix D of the above-noted Policy Report.

CARRIED UNANIMOUSLY (Vote No. 01469)

**2. TEXT AMENDMENT: 2016 Inflationary Rate Adjustments to Development Cost Levies (DCLs), Density Bonus Contributions and Community Amenity Contribution (CAC) Targets**

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

Summary: To amend the Zoning and Development By-law to implement inflationary adjustments to the Density Bonus Contributions by increasing the values of the affordable housing shares and the amenity shares in the RM-8 and RM-8N Districts Schedule and in the RM-9, RM-9A, RM-9N and RM-9AN Districts Schedule.

The Acting General Manager of Planning, Urban Design and Sustainability recommended approval.

**Summary of Correspondence**

No correspondence was received since the application was referred to public hearing and prior to the close of the speakers list and receipt of public comments.

**Speakers**

The Mayor called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:19 pm.

**Council Decision**

MOVED by Councillor Carr  
SECONDED by Councillor Deal

THAT, the amendments to the Zoning and Development By-law, generally as set out in Appendix B of the Administrative Report dated July 11, 2016, entitled "2016 Inflationary Rate Adjustments to Development Cost Levies (DCLs), Density Bonus Contributions and Community Amenity Contribution (CAC) Targets", to increase the values of the affordable housing shares and the amenity shares in the RM-8 and RM-8N Districts Schedule and in the RM-9, RM-9A, RM-9N and RM-9AN Districts Schedule, be approved.

CARRIED UNANIMOUSLY (Vote No. 01470)

\* \* \* \* \*

*At 6:22 pm, Councillor De Genova declared Conflict of Interest on Item 3 because an immediate family member is working with a developer who has interest in a proposed rezoning application related to the Joyce-Collingwood Precinct Plan. She left the Council Chamber and did not return to the meeting.*

\* \* \* \* \*

### 3. REZONING: Joyce-Collingwood Station Precinct Plan and Related Rezoning

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

Summary: To amend the Zoning and Development By-law to add two new districts proposed by the Joyce-Collingwood Station Precinct Plan. Accordingly, some properties within the Plan area would be rezoned to RM-7AN to allow for duplexes/townhouses, and to RM-9BN to allow for apartments. These zoning changes would help implement the Plan by allowing for more housing in close proximity to rapid transit.

The Acting General Manager of Planning, Urban Design and Sustainability recommended approval, subject to the conditions set out in the summary and recommendation of the Public Hearing agenda.

#### Staff Opening Comments

Planning, Urban Design and Sustainability staff provided an overview of the application.

#### Summary of Correspondence

Council received the following correspondence related to this application since referral to public hearing and prior to the close of the speakers list:

- 5 pieces of correspondence in support;
- 10 pieces of correspondence in opposition; and
- 1 piece of correspondence in the other category.

#### Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of rezoning and creating more density in the area:

Roman Lisagor  
Max Madrussan

The following spoke in opposition to one or more aspects of the application, including insufficient classroom due to school closures will not support higher density, higher density should be delayed until there is adequate transit and public amenities to support, and several speakers expressed concern about SkyTrain and traffic noise in the area.

Adrian Dix, MLA Vancouver-Kingsway  
Ron Bruce  
Denise Brooks  
James Balanoff  
Marilyn Hogan  
Jasvinder Randhawa

The speakers list and receipt of public comments closed at 7:10 pm.

### Staff Closing Comments

Planning, Urban Design and Sustainability staff responded to questions.

### Council Decision

MOVED by Councillor Reimer  
SECONDED by Councillor Jang

- A. THAT the following amendments to the Zoning and Development By-law, generally as set out in the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning", be approved:
- (i) creation of a new district, RM-7AN, as part of the RM-7 and RM-7N Districts Schedule generally in accordance with Appendix G of the above-noted Policy Report;
  - (ii) creation of a new district, RM-9BN, as part of the RM-9, RM-9A, RM-9N and RM-9AN Districts Schedule generally in accordance with Appendix H of the above-noted Policy Report;
  - (iii) rezoning of those areas of Joyce-Collingwood shown outlined in bold on Schedule A of Appendix G of the above-noted Policy Report;
  - (iv) revisions to Schedule A of CD-1 (219) to remove:
    - 3206 Vanness Avenue [PID: 011-933-925; Lot 1, Block 146, District Lot 37, Plan 2741];
    - 3212 Vanness Avenue [PID: 011-933-933; Lot 2, Except Part on Plan LMP43341; Block 146, District Lot 37, Group 1, New Westminster District Plan 2741];
    - 3218 Vanness Avenue [PID: 013-434-004; Lot 3, Except the South 16 Feet Now Lane, Block 146, District Lot 37, Plan 2741];
    - 3224 Vanness Avenue [PID: 007-347-146; Lot 4, Except the South 16 Feet Now Lane, Block 146, District Lot 37, Plan 2741];
    - 3228 Vanness Avenue [PID: 013-434-012; Lot 5, Except the South 16 Feet Now Lane, Block 147, District Lot 37, Plan 2741];
    - 3230 Vanness Avenue [PID: 010-648-283; Lot 6, Except the South 16 Feet Now Lane, Blocks 90, 146 and 147, District Lot 37, Plan 2741]; and

- 3234 Vanness Avenue [PID: 013-434-021; Lot 7, Except the South 16 Feet Now Lane, Block 147 District Lot 37, Plan 2741].

as shown in Appendix I of the above-noted Policy Report; and

- (v) rezoning those areas of Joyce-Collingwood shown outlined in bold on Schedule A of Appendix H of the above-noted Policy Report.
- B. THAT the application to amend Schedule A of the Sign By-law to establish regulations for the new districts, generally as set out in Appendix J and Appendix K of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning", be approved.
- C. THAT, subject to enactment of the amending by-law described in A above, the Director of Legal Services be instructed to bring forward for approval the amendment to the Parking By-law, generally as set out in Appendix L and Appendix M of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning".
- D. THAT, subject to enactment of the amending by-law described in A above, the Director of Legal Services be instructed to bring forward for approval the amendment to the Subdivision By-law, generally as set out in Appendix N and Appendix O of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning".
- E. THAT, subject to enactment of the amending by-law described in A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amended RM-7, RM-7N and RM-7AN Guidelines, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines, and Joyce Station Area CD-1 Guidelines (Vanness Avenue and Spencer Street Site) generally in accordance with Appendices P, Q and R of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning".
- F. THAT, subject to enactment of the amending by-law described in A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amended Strata Title Policies for RS, RT and RM Zones, generally in accordance with Appendix S of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning".
- G. THAT A through F above be adopted on the following conditions:
- (i) THAT, the passage of the above resolutions creates no legal rights for any 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 any rezoning by-laws; 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  
(Councillor De Genova absent for the vote due to Conflict of Interest) (Vote No. 01471)

#### ADJOURNMENT

MOVED by Councillor Ball  
SECONDED by Councillor Deal

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:38 pm.

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