



## PUBLIC HEARING MINUTES

MAY 23, 25, 26 AND 29, 2017

A Public Hearing of the City of Vancouver was held on Tuesday, May 23, 2017, at 6:05 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the Public Hearing recessed and reconvened on Thursday, May 25 at 6:08 pm, Friday, May 26 at 5:08 pm, and on Monday, May 29, 2017, at 9:35 am.

<b>PRESENT:</b>	Mayor Gregor Robertson Councillor George Affleck Councillor Elizabeth Ball Councillor Adriane Carr Councillor Melissa De Genova Councillor Heather Deal Councillor Kerry Jang Councillor Raymond Louie Councillor Geoff Meggs Councillor Andrea Reimer* Councillor Tim Stevenson
<b>ABSENT:</b>	Councillor Elizabeth Ball (Sick Leave - May 25, 2017) Councillor Tim Stevenson (Civic Business - May 29, 2017)
<b>CITY MANAGER'S OFFICE:</b>	Sadhu Johnston, City Manager
<b>CITY CLERK'S OFFICE:</b>	Janice MacKenzie, City Clerk Rosemary Hagiwara, Deputy City Clerk Katrina Leckovic, Deputy City Clerk Bonnie Kennett, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### WELCOME

The Mayor acknowledged we are on the unceded traditional territory of the Musqueam, Squamish, and Tsleil-Waututh First Nations.

### 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 Deal  
SECONDED by Councillor Louie

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, Louie, Meggs, Stevenson and Mayor Robertson opposed)  
(Councillor Reimer absent for the vote)

**1. REZONING: 105 Keefer Street and 544 Columbia Street**

An application by Merrick Architecture was considered as follows:

Summary: To rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Chinatown Historic Area) District to a CD-1 (Comprehensive Development) District to permit development of a 12-storey mixed-use building with commercial uses at the ground floor, 25 social housing units (targeted to seniors) on the second floor and 106 strata residential units on levels 3 to 12. A height of 36.0 m (118 ft.) and a floor space ratio (FSR) of 7.04 are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions as set out in the Summary and Recommendation of the Public Hearing agenda.

**Staff Opening Comments**

Planning, Urban Design and Sustainability staff reviewed the application and, along with Housing Policy and Projects staff, Armin Amrolia, Executive Director, Development Strategies, BC Housing, Social Policy and Projects staff, and Real Estate Services staff, responded to questions.

On May 25, 26 and 29, 2017, Planning, Urban Design and Sustainability staff and Housing Policy and Projects staff, responded to additional questions by Council.

**Applicant Comments**

Ryan Beedie, Beedie Development, provided opening comments and, along with Houtan Rafii, Beedie Development, and Greg Borowski, Merrick Architecture, responded to questions.

## Summary of Correspondence

The following 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:

- 151 pieces of correspondence in support of the application;
- 1693 signatures on three petitions in support of the application;
- 542 pieces of correspondence in opposition to the application;
- 3092 signatures on two petitions in opposition to the application; and
- 199 pieces of correspondence related to other matters.

## Speakers

Mayor Robertson called for speakers for and against the application.

Council heard from speakers on May 23, 25, 26 and 29, 2017.

The following spoke in support of the application:

Yi Fu Su  
Larry Grant  
Syrus Lee  
Henry Tom  
Bob Rennie  
Arthur Mills, Vice President, Hotel & Housing Development, YWCA Hotel  
Vincent Ho, Vice-Chairman, Vancouver Chinatown Merchants Association  
Nicholas Chan  
Sonya Ng  
Anne McMullin, President and CEO, Urban Development Institute  
Charlotte Hayes  
Eric Szeto  
Yuk Kwan Ng  
Mo Mojtabavi  
Lily Cheung  
King Li  
James Yu  
Dick Man Sui  
Siu Hing Pang  
Nan Shuo Zhou  
Ming Ming Zhu  
Li Jian Hua  
Lui Xinzhen  
Rebecca Hartley  
Devon Hussack  
Donald MacKenzie  
Howard Grant  
Joseph Meunier

Anita Lo  
Kwong Ming Cheng  
David Chow  
Ron Yuen  
Theo Kim  
Larry Chung  
Xhixiang Xu  
Vincent Lee  
Dak Molnar  
Laura Skinner  
Chousan Cam  
Sia Yuwu  
Jessica Brock  
William Chan  
Amin Khadempour  
Caroline Shaikewitz  
John Green  
Ken Young

The following spoke in opposition to the application. Many expressed concerns about building height and density, shadowing, gentrification, housing affordability, inappropriate development for the neighbourhood, and insufficient numbers of seniors social housing units:

Jenny Kwan, MP, Vancouver East  
Helen Lee, Chair, Chinatown Historic Area Planning Committee  
Colleen McGuiness, Chair, Seniors Advisory Committee  
King-mong Chan  
Jessica Chiu  
Ling Ling Wan  
Luu Tai  
Chen Hui Qing  
Chan Sam Giu  
Lily Tang  
Doug Halverson  
Jean Swanson, Carnegie Community Action Project  
Yang Kuang Ku  
Hayne Wai  
Shirley Chan  
Yuly Chan, Chinatown Action Project  
Steve Kim  
Lu Vodnaq  
Andrew Lau  
Sonny Wong  
Ben Lu  
Celine Chuang  
Eric Chui  
King Yeung Wong  
Nathanel Lowe, Chinatown Concern Group

Peter Wong  
Lenée Son  
Jannie Leung  
June Chow  
Beverly Ho  
Sophie Fung  
Nathan Edelson  
Phoenix Winter, Carnegie Community Action Project  
Sid Tan  
Mark Lee  
Stephanie Fung  
Vincent Siu  
Justin Fung, Housing Action for Local Taxpayers  
Angela Kruger  
Kell Gerlings, Coordinator, Vancouver Tenants Union  
Chris Forrest-Wong  
Yulanda Lui  
Ivan Drury  
John Cassidy  
Kay Higgins, Executive Director, UNIT/PITT Society for Art and Critical Awareness  
Vincent Kwan, Dr. Sun Yat-Sen Classical Chinese Garden  
Fred Mah  
Anita Romaniuk, Coalition of Progressive Electors  
Marilyn Hogan  
Christopher Leinonen  
Bill Yuen, Heritage Vancouver Society  
David Wong  
Megan Lau  
Marilyn Mortimer-Lamb  
Qi Wan  
Henry Yu  
Kiku Hawkes  
Doris Chow  
Wilson Munoz  
Larry Benge, Coalition of Vancouver Neighbourhoods  
Winnie Cheung  
Elizabeth Murphy  
Thomas Robson  
Catherine McCauley  
Byron Peters  
Melissa Fong  
Amanda Wan  
Daniel Tseghay  
Rick Lam  
Elizabeth Cheong  
Jeffrey Wong  
Edmund Ma  
Aynsley Wong Meldrum

Alex Lau  
Zoe Luba  
Vanessa Bui  
Tingchun Chen  
Fred Kwok, Chairman, Chinese Cultural Centre  
Emily Luba  
Richard Evans  
William Ma, President, Mah Society of Canada  
Anna Kaye  
James Letvinchuk  
Rachel Mai  
Godfrey Tang  
Joyce Eng  
Joanna Yang  
Julia Aoki  
Casey Wei  
Janice Wong  
Sylvia Gung  
Belle Cheung  
Kevin Ly  
Vincent Tao  
Maria Wallstam  
Guo Xiong Lu  
Dan Seto, Chinese Canadian Roots Society  
Kathleen Yang  
Karin Lee  
Jim Lehto  
Tony Letvinchuk  
Angela Ho  
Susan Chow  
Don Chapman  
Carol Lee, Chair, Vancouver Chinatown Revitalization Committee  
Po Leung  
Sincere Cheong  
Louis Lapprend  
Wai Tsi Lam  
Meris Ngan Colby  
Matthew Pi  
Bill Kwok  
Douglas Chang  
David Choi  
Stephan Wright  
Pete Fry  
Leslie Lee  
Koman Chow  
Henry Fung  
Dan Pon  
Harsha Walia

Zian Alladina  
George Chow  
William Lim  
Jane Shi  
Erica Isomura  
May Choi  
Lai Tong Ho  
Ciara Prithiparl  
Madeline Cheng  
Wilson Liang  
Albert Lam  
Todd Smith  
Susan Ma  
Cathy Shimizu  
Dominique Bautista  
Rita Wong  
Tyler Russell  
Michael Nguyen  
Cynthia Kent  
Alyssa Sy de Jesus  
Alexander Wong  
Andy Yan  
Zi Fu Zhang  
Kayla Isomura  
Stephen Bohus  
Andrea Lum  
William Liu  
Melody Ma  
Graham Lee

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*On May 23, 2017, Council recessed at 10:56 pm and reconvened on May 25, 2017 at 6:08 pm;*

*On May 25, 2017, Council recessed at 11:06 pm and reconvened on May 26, 2017 at 5:08 pm;*

*On May 26, 2017, Council recessed at 7:40 pm and reconvened at 7:57 pm, and then recessed again at 9:58 pm, and reconvened on May 29, 2017 at 9:35 am;*

*On May 29, 2017, Council recessed at 12:06 pm and reconvened at 1:06 pm, then recessed again at 3:37 pm, and reconvened at 3:53 pm, and again recessed at 5:30 pm and reconvened at 6:03 pm.*

\* \* \* \* \*

On May 29, 2017, the speakers list closed at 8:08 pm. The receipt of public comments closed at 8:23 pm.

#### **Staff Closing Comments**

Planning, Urban Design and Sustainability staff provided closing comments.

#### **Applicant Closing Comments**

Greg Borowski, Merrick Architecture, and Houtan Rafii, Beedie Development, provided closing comments.

#### **Council Decision**

REFERRAL MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT discussion and decision on the application entitled "CD-1 Rezoning: 105 Keefer Street and 544 Columbia Street", be referred to the Regular Council meeting on June 13, 2017, as Unfinished Business.

CARRIED UNANIMOUSLY (Vote No. 01976)

#### **ADJOURNMENT**

MOVED by Councillor Jang  
SECONDED by Councillor Louie

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned on May 29, 2017 at 8:31 pm.

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