



PUBLIC HEARING MINUTES

JULY 16, 2013

A Public Hearing was held on Tuesday, July 16, 2013, at 6:05 pm, in the Council Chamber, Third Floor, City Hall, to consider proposed amendments to the zoning and development and sign by-laws.

PRESENT: Mayor Gregor Robertson
Councillor George Affleck
Councillor Elizabeth Ball
Councillor Adriane Carr
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Andrea Reimer
Councillor Tony Tang

ABSENT: Councillor Geoff Meggs (Leave of Absence)
Councillor Tim Stevenson (Leave of Absence)

CITY CLERK'S OFFICE: Rosemary Hagiwara, Deputy City Clerk
Nicole Ludwig, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Jang
SECONDED by Councillor Tang

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

CARRIED UNANIMOUSLY

Mayor Robertson explained Council would not be making a decision on the application at this meeting, and public comments may be submitted up until 5:00 pm July 22, 2013, or until 15 minutes after the close of the speakers list, whichever is later.

1. REZONING: 508 Helmcken Street

An application by GBL Architects Inc., was considered as follows:

Summary: To rezone 508 Helmcken Street from DD (Downtown) District to a CD-1 (Comprehensive Development) District. The proposal is for a 36-storey building containing 448 residential units, of which 110 are proposed as secured market rental, with retail use and a private pre-school/kindergarten

facility at grade. A height of 97.5 m (320 ft.), a floor space ratio (FSR) of 17.19, a residential floor area of 32,833 m² (353,287 sq. ft.), a retail floor area of 111 m² (1,192 sq. ft.) and an institutional floor area of 512 m² (5,505 sq. ft.) are proposed.

The General Manager of Planning and Development Services recommended approval, subject to the conditions set out in the summary and recommendation of the Public Hearing agenda.

Council also had before it two memorandums. The first, dated July 3, 2013, from the Assistant Director of Current Planning, provided a revised graphic to replace Figure 7, "Floor Plate Comparison of New Yaletown Towers", on page 10 of Appendix D of the Policy Report dated June 4, 2013.

The second memorandum, dated July 16, 2013, also from the Assistant Director of Current Planning was distributed to Council at the Public Hearing, and provided revised loading requirements for the application as follows:

THAT Appendix C of the Policy Report dated June 4, 2013, entitled, "CD-1 Rezoning - 508 Helmcken Street" be amended to replace the Class A loading requirements with:

"Class A loading must be provided at a minimum rate of 0.01 space per dwelling unit up to 300 dwelling units and at a minimum rate of 0.008 space per dwelling unit for 300 or more units."

Staff Opening Comments

Karen Hoese, Senior Rezoning Planner, Rezoning Centre, and Anita Molaro, Assistant Director, Urban Design and Development Planning Centre, introduced the application and, along with Brian Jackson, General Manager of Planning and Development Services, responded to questions.

Applicant Comments

Brent Kerr, Brenhill Developments, and Stuart Lyon, GBL Architects, Inc., provided opening comments.

Summary of Correspondence

Council received the following since the application was referred to Public Hearing and prior to the close of the speakers list:

- 29 letters and emails in support;
- 25 letters and emails opposed;
- 116 signatures on an electronic petition opposed (unaudited), and
- One email addressing other matters.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Hilda Gregory, President, The 127 Society for Housing
Joanne Graham, Administrator, The 127 Society for Housing
Don Le Fort, Maintenance Supervisor, The 127 Society for Housing
Brian Clarke
Seyoum Nigussie
Jamie Forrest
Thomas Humphreys
Arif Merali, Yaletown Montessori
Matt Saunders
Jim O'Day

The following spoke in opposition to the application, noting concerns with the width of the building, traffic, recent numerous exceptions to existing zoning in the area, and impacts to views for current residents in the area:

Brad Drozda
Kerry Corlett
Kalinka Corlett
Jon Green
Alan Albert
Wayne Ryan
Peter Ostafichuk
Alexander Hayne
Lawrence Bryant
Colin Tse
Slan Dizier
Kathleen Westerhout
Tyler Thomson
John McCabe
Gordon Harding
Robin Ensom
Maria Bertoni
Jasminka Milevic

Dale McClanghan, McClanghan and Associates, spoke on behalf of the applicant, noting the development will help provide rental and social housing.

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During the hearing of speakers, Councillor Jang rose on a point of order to note that Councillor Affleck was ascribing motive to one of his previous statements. The Chair ruled Councillor Affleck out of order.

At 9:45 pm it was

MOVED by Councillor Louie

THAT Council extend the length of the Public Hearing in order to conclude hearing from speakers, staff and the applicant.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

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Staff Closing Comments

Council provided staff with questions to clarify the application and requested staff provide answers prior to Council rendering a decision on the application.

Council Decision

REFERRAL MOVED by Councillor Louie

THAT discussion and decision on the rezoning application for 508 Helmcken Street be referred to the Regular Council meeting on July 23, 2013, as Unfinished Business.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Louie

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Louie
SECONDED by Councillor Jang

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED by Councillor Affleck
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:00 pm.

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