



## PUBLIC HEARING MINUTES

APRIL 14, 2015

A Public Hearing was held on Tuesday, April 14, 2015, at 6:08 pm, in the Council Chamber, Third Floor, City Hall, to consider proposed amendments to the Zoning and Development By-law.

**PRESENT:** 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

**CITY MANAGER'S OFFICE:** Penny Ballem, City Manager

**CITY CLERK'S OFFICE:** Rosemary Hagiwara, Deputy City Clerk  
Tina Hildebrandt, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### COMMITTEE OF THE WHOLE

MOVED by Councillor Deal  
SECONDED by Councillor De Genova

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. REZONING: CD-1 Rezoning - 508 Helmcken Street

An application by GBL Architects Inc., on behalf of Brenhill Developments Ltd., was considered as follows:

**Summary:** To rezone 508 Helmcken Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 36-storey mixed-use building with 448 residential units, of which 110 are secured market rental housing. Retail and a private pre-school/kindergarten space are at grade. An increase in height from 21.3 metres (70 feet) to 97.5 metres (320 feet) and an increase in floor space ratio (FSR) from 3.0 to 17.19 are proposed.

As a public benefit associated with this rezoning application, the applicant proposes to provide social housing at 1099 Richards Street, including replacement housing for the residents of Jubilee House presently located at 508 Helmcken Street. The site at 1099 Richards is currently going through a separate Development Permit application process.

The General Manager of Planning and Development Services recommends approval, subject to the conditions as set out in the Summary and Recommendation of the agenda.

### Staff Opening Comments

The General Manager of Planning and Development Services, along with Planning and Development Services staff, reviewed the application and responded to questions.

### Applicant Comments

Stu Lyon, GBL Architects, and Max Kerr and Laurie Schmidt, both from Brenhill Developments, were available to respond to questions.

### Summary of Correspondence

The following correspondence regarding this application had been received since referral to public hearing and prior to the close of the speakers list:

- 348 emails and letters in support
- 146 emails and letters in opposition
- 1 petition with 308 names (*unaudited*) in opposition
- 39 emails and letters related to other aspects.

### Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Emily Howard  
Bart Baxter  
Joan Seidl, President, 127 Society for Housing  
Don Le Fort, Maintenance Manager, 127 Society for Housing  
Joanne Graham, Administrator, 127 Society for Housing  
Leonard Schein  
The Reverend Ellen Clark-King, Christ Church Cathedral  
Arif Merali, Yaletown Montessori  
James Conklin  
Jill Atkey, Director, Research and Education, BC Non-Profit Housing Association  
Brian Clark

Judy Graves  
Bart Reid  
Diane Palmer  
Constance Barnes  
Seyoum Nigussie  
Dale McClanaghan  
Doug Aason, EMBERS  
Karen O'Shannacery  
Howard Teasley  
Terry Soper  
Neil Robertson  
Lawrence Bryant

The following spoke in opposition to the application. Key concerns raised included the height and scale of the building, the increase in density with no net gain in social housing, and the lack of additional daycare and park space:

Noy Leksinski  
Stephen Bohus  
Fern Jeffries  
Jon Green  
Alan Albert  
Tracy Moir

Maria Teresa Palomino spoke neither in support of or opposition to the application but urged Council to put more pressure on the provincial and federal governments for more funding for social housing and to place a cap on rising real estate prices.

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*At 10 pm, during the hearing of speakers, it was*

*MOVED by Councillor Louie*

*THAT the meeting be extended to complete hearing from all speakers.*

*CARRIED UNANIMOUSLY*

\* \* \* \* \*

The speakers list and receipt of public comments closed at 11:19 pm.

### **Council Decision**

MOVED by Councillor Louie

THAT Council refer discussion and decision on the rezoning application for 508 Helmcken Street to the Council meeting following the Standing Committee on City Finance and Services meeting on April 15, 2015, as Unfinished Business.

CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Jang

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY  
(Councillor Ball absent for the vote)

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Deal  
SECONDED by Councillor Jang

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

CARRIED UNANIMOUSLY  
(Councillor Ball absent for the vote)

**ADJOURNMENT**

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY  
(Councillor Ball absent for the vote)

The Public Hearing adjourned at 11:24 pm.

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