



PUBLIC HEARING MINUTES

JULY 21, 28 AND SEPTEMBER 15, 2015

A Public Hearing of the City of Vancouver was held on Tuesday, July 21, 2015, at 6:08 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting was recessed and reconvened on Tuesday, July 28, 2015, at 9:35 am, and on Tuesday, September 15, 2015, at 6:08 pm.

PRESENT:	Mayor Gregor Robertson* Council Raymond Louie* Councillor George Affleck Councillor Elizabeth Ball* Councillor Adriane Carr Councillor Melissa De Genova Councillor Heather Deal Councillor Geoff Meggs Councillor Andrea Reimer* Councillor Tim Stevenson
ABSENT:	Mayor Gregor Robertson (Leave of Absence - July 21, 2015; Absent - July 28, 2015) Councillor Elizabeth Ball (Medical Leave - July 28, 2015) Councillor Kerry Jang (Medical Leave - July 21, 2015; Absent - July 28 and September 15, 2015) Councillor Raymond Louie (Sick Leave - September 15, 2015)
CITY MANAGER'S OFFICE	Penny Ballem, City Manager (July 21 and 28, 2015)
CITY CLERK'S OFFICE:	Janice MacKenzie, City Clerk Tina Hildebrandt, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson
SECONDED by Councillor Carr

THAT this Council resolve itself into Committee of the Whole, Acting Mayor Louie in the Chair, to consider proposed by-laws concerning First Shaughnessy, including amendments to the Zoning and Development By-law and the creation of a Heritage Conservation Area Official Development Plan.

CARRIED UNANIMOUSLY
(Mayor Robertson absent for the vote)

1. REZONING: First Shaughnessy Heritage Conservation Area

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

Summary: To establish a Heritage Conservation Area Official Development Plan replacing the First Shaughnessy Official Development Plan and to amend the Zoning and Development By-law to establish a new Zoning District Schedule for First Shaughnessy. Also proposed are a new Heritage Procedure By-law, a new Heritage Property Standards of Maintenance By-law, and consequential amendments to the Heritage By-law and the Parking By-law. If approved, all real property listed in the Official Development Plan would become protected heritage property.

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

Council also had before it a Memorandum dated July 21, 2015, from the Deputy Director of Planning, which provided Council with information regarding revisions made to the Heritage Conservation Area Development Plan and several by-laws as referred to Public Hearing on June 9, 2015, as part of the Policy Report dated May 29, 2015, entitled "Heritage Action Plan Update: Recommendations to Adopt a Heritage Conservation Area Official Development Plan and New District Schedule for First Shaughnessy". The memorandum also provided Council with additional information prepared by Coriolis Consulting Corporation on potential economic impacts of the proposed new regulations.

* * * * *

On July 21, 2015, subsequent to the close of public comments concerning this application, the City received a request that public comments be reopened to allow for further public comment on the document entitled "Economic Analysis of Proposed Changes to First Shaughnessy Zoning District: Supplemental Report" prepared by Coriolis Consulting Corporation. The supplemental report was made available to the public on the afternoon of July 21, 2015.

In response, Council reopened receipt of public comments in person or by written submission at a continuation of the Public Hearing on the application entitled "REZONING: First Shaughnessy Heritage Conservation Area", on July 28, 2015. Persons who had already spoken or submitted written comments could do so again.

* * * * *

Subsequently, Council received the following:

- Memorandum dated August 18, 2015, from the Assistant Director, Planning and Development Services, which provided Council with staff responses to questions from both the public and Council that arose during and after the Public Hearing of the First Shaughnessy Heritage Conservation Area on July 28 2015; and

- Memorandum dated September 14, 2015, from the Assistant Director of Legal Services, which provided Council with information to clarify matters raised in a recent letter to Council sent by the law firm Gudmundseth Mickelson LLP, and to clarify the expiry date for the current temporary protection in place for the proposed First Shaughnessy Heritage Conservation Area.

Opening Comments

On July 21, 2015, the Deputy Director of Planning, City-Wide & Regional Planning, reviewed the application, provided an update on changes made since the application was referred to Public Hearing on June 9, 2015, and responded to questions of Council raised at the time of referral.

Donald Luxton, Donald Luxton & Associates Inc., Consultant, Heritage Action Plan, explained the application.

On July 28, 2015, the Deputy Director of Planning, City-Wide & Regional Planning, recommended that Council hear from those speakers present and that the meeting be continued on September 15, 2015. She noted the extension would allow staff to re-notify by registered mail the affected owners and occupants of the protected heritage properties in the First Shaughnessy Heritage Conservation Area, in order to inform them of the reconvened Public Hearing, and to provide information on how they may submit public comments. In response to questions, she confirmed that those persons who had already spoken or submitted written comments, may do so again.

The Deputy Director of Planning, City-Wide & Regional Planning, also responded to questions which had been raised on July 21, 2015.

Council agreed to reconvene the Public Hearing on September 15, 2015, as recommended by the Deputy Director of Planning, City-Wide & Regional Planning.

Summary of Correspondence

Council received the following correspondence regarding this application since referral to Public Hearing on June 9, 2015, and prior to the close of the speakers list on September 15, 2015:

- 316 letters, form letters and emails in support;
- 372 letters, form letters and emails in opposition;
- 5 emails regarding other aspects in relation to the application.

* * * * *

On July 21, 2015, at 10 pm, during the hearing of speakers, it was

*MOVED by Councillor Reimer
SECONDED by Councillor Deal*

THAT the meeting be extended to complete the hearing of speakers and that discussion and decision on the application entitled: "REZONING: First Shaughnessy Heritage Conservation Area", be referred to the Regular Council meeting following the Standing Committee on Planning, Transportation and Environment on July 22, 2015, as Unfinished Business.

*CARRIED UNANIMOUSLY
(Mayor Robertson absent for the vote)*

* * * * *

On July 21, 2015, Council completed hearing from speakers, heard the Applicant's closing comments and, at 10:26 pm, adjourned the Public Hearing to the Regular Council meeting immediately following the Standing Committee on Planning, Transportation and Environment meeting on July 22, 2015, as Unfinished Business.

On July 22, 2015, at the Council meeting immediately following the Standing Committee on Planning, Transportation and Environment meeting, Council resolved to allow for further public comments in person or by written submission at a continuation of the Public Hearing on July 28, 2015.

On July 28, 2015, at 9:35 am, Council reconvened the Public Hearing to continue hearing from speakers and resolved at 2:04 pm to allow further public comments in person or by written submission at a continuation of the Public Hearing on September 15, 2015.

On September 15, 2015, at 6:08 pm, Council continued the Public Hearing to hear from speakers, with Mayor Robertson in the Chair. Council completed hearing from speakers, and at 11:11 pm referred further consideration of the matter to the Regular Council meeting on September 29, 2015, as Unfinished Business.

* * * * *

On September 15, 2015, at 9:38 pm, during the hearing of speakers, it was

*MOVED by Councillor Affleck
SECONDED by Councilor Deal*

THAT Council extend the Public Hearing to complete hearing from all speakers on the application entitled "REZONING: First Shaughnessy Heritage Conservation Area".

*CARRIED UNANIMOUSLY
(Councillors Louie and Reimer absent for the vote)*

* * * * *

Speakers

Council heard from speakers on July 21, 28 and September 15, 2015. The Minutes have been consolidated for ease of reference.

The following spoke in support of creating a heritage conservation plan for First Shaughnessy:

Richard Keate, Chair, Vancouver Heritage Commission
Rebecca Bishop, Programming Manager, Vancouver Heritage Foundation
Linda Collins, Chair, First Shaughnessy Design Panel
Karen Russell, Vancouver Heritage Foundation
Frank Shorrocks, First Shaughnessy Design Panel
Judith Mosley, Executive Director, Vancouver Heritage Foundation
Lori Kozub Hodgkinson
Anthony Norfolk
Caroline Adderson
Kerri-Lee Watson
Katherine Reichert
George Challies, Board Member, Heritage Vancouver Society
Joanne Giesbrecht, Dexter Associates Realty
Dallas Brodie
Stewart Burgess
Elizabeth Murphy
Michael Kluckner
Sherry Durnford
David Cuan
Ildi Varga
Robert McNutt
Gwyneth MacKenzie
Mollie Massie
Anne Guthrie-Warman
Clare Cullen
Sharon Schick

The following spoke in support of creating a heritage conservation plan but expressed concerns with a number of aspects of this application. Many of the speakers expressed concerns regarding the proposed blanket moratorium to be placed on all pre-1940 homes and the impacts to those property owners who have existing development permit applications pending:

Nancy Tchou
Brian Hill
Frank Hou
Jim Bussey
Margot Innes
Floyd Hill
Clinton Cuddington, Measured Architecture Inc.
Peter Kappel
John Keen
Ian Munro

The following spoke in opposition to the application. Many objected to the inclusion of all pre-1940 buildings in the heritage conservation plan for First Shaughnessy and requested their property be exempted. Other concerns expressed included the negative economic impacts this proposal will have on property values:

John Rogic
Walter Eng
Loy Leyland
Anna Zhang
Peter Saito, Realtor
Pearl Chow
Sheila Cletor
Richard Lee
Bryan McKnight
Michael Nobel
Garth Thurber
Kenneth Lau
Mo (Dhanani) Kassam
Izam (Dhanani) Kassam
Stanley Hashimoto
Victor Dukowski
Ryan Martin, Stuart Howard Architects Inc.
Victor Wong
Graham Kedgley
Robert Angus
Chris Yang
Susan Trac
Alicia Nguyen
Nicole Clement
Debbie Luu
Anson Lau
Frank Bailly
Hannah Leyland
Alexa Molnar Allen
Jonathan Rubenstein
Paula Masterson
Cheryl Munro
John Lee
Ciaran Keogh
Edward Lum
Sharon Hoy
Richard Sirola
Annie Gao
Roy Yang
Carol Polsky
Marie H. Becker
Ken Lai
Graeme Falkowsky
Bernadette Bebb
Daniel Tidball
Shelina Dhanani

On September 15, 2015, at 11:09 pm, the speakers list and receipt of public comments was closed.

Council Decision

On September 15, 2015, at 11:11 pm, it was

MOVED by Councillor De Genova
SECONDED by Councillor Deal

THAT Council refer discussion and decision on the REZONING: First Shaughnessy Heritage Conservation Area, to the Regular Council meeting on September 29, 2015, as Unfinished Business.

CARRIED UNANIMOUSLY
(Councillors Louie and Reimer absent for the vote)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor De Genova

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY
(Councillors Louie and Reimer absent for the vote)

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Deal
SECONDED by Councillor Stevenson

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.

CARRIED UNANIMOUSLY
(Councillors Louie and Reimer absent for the vote)

ADJOURNMENT

MOVED by Councillor Stevenson
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillors Louie and Reimer absent for the vote)

The Public Hearing adjourned on September 15, 2015, at 11:12 pm.

* * * * *