



PUBLIC HEARING MINUTES

JUNE 23, 2016

A Public Hearing was held on Thursday, June 23, 2016, at 6:04 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 Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Tim Stevenson

CITY CLERK'S OFFICE: Janice MacKenzie, City Clerk
Nicole Ludwig, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Deal
SECONDED by Councillor Carr

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.

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

MOVED by Councillor Reimer
SECONDED by Councillor Jang

THAT under section 6.8 of the *Procedure By-law*, Council suspend section 5.1(a) of the *Procedure By-law* requiring members to rise when speaking during a Council meeting.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Councillors Carr and Deal clarified their participation in this Public Hearing with regard to comments they had previously made regarding the application. They noted they would be

attending the hearing with open minds and willingness to listen carefully to, consider, and be persuaded by the information and ideas brought forward by City staff, the applicant, members of the public, and other Council members.

1. REZONING: 3365 Commercial Drive and 1695-1775 East 18th Avenue

An application by Cressey 18th Avenue Holdings Ltd. was considered as follows:

Summary: To rezone 3365 Commercial Drive and 1695-1775 East 18th Avenue from RS-2 (One-Family Dwelling) to CD-1 (Comprehensive Development) District. The rezoning proposal is to create two sub-areas with a combined floor space ratio (FSR) of 2.27. Sub-Area 1 proposes 110 secured market rental units, with a maximum building height of 18.3 m (60 ft.) and an FSR of 2.55. Sub-Area 2 will contain the heritage house currently located at 3365 Commercial Drive, restored and converted into two units, and a two-unit infill building. The heritage house will be relocated to face East 18th Avenue and be added to the Vancouver Heritage Register. A maximum height of 9.4 m (30 ft.) and an FSR of 0.96 are proposed in Sub-Area 2.

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

Council also had before it two memorandums from the Assistant Director of Planning - Midtown. The first memo, dated May 17, 2016, advised Council that the conditions of approval in the summary and recommendation had been revised to remove the condition related to the delivery of a Public Bike Share (PBS) Station, since staff had determined that there is not an appropriate location on the rezoning site for a PBS station.

The second memorandum, dated June 16, 2016, recommended amendments to the draft CD-1 By-law for 3365 Commercial Drive and 1695 East 18th Avenue, to correct an oversight in the permitted floor space ration for the rental site, as follows:

THAT sections 5.3, 5.4, and 5.5 of the draft CD-1 By-law posted for 3365 Commercial Drive and 1695-1775 East 18th Avenue be replaced with the following:

"5.3 The floor area and density for all uses in each sub-area must not exceed the maximum permitted floor area and density set out in the following table:

Sub-area	Maximum Permitted Floor Area (m ²)	Maximum Permitted Density (Floor Space Ratio)
1	6,855 m ²	2.55
2	555 m ²	0.96

- 5.4 The maximum permitted floor area for the site is 7,410 m²
- 5.5 The maximum permitted floor space ratio for the site is 2.27."

Staff Opening Comments

Yardley McNeill, Planning and Development Services, provided an overview of the application and, along with Lee Beaulieu, Landscape Development Planner, and Dan Garrison, Housing Policy and Projects, responded to questions.

Applicant Comments

Jason Turcotte, Cressey Development Group, noted that there is a critical shortage of all forms of housing which requires a multifaceted solution, and that this development is a small piece of the big puzzle that is the current housing market in Vancouver. He provided an overview of the changes to the application over the past three years and responded to questions.

Summary of Correspondence

Council received the following correspondence since referral to Public Hearing on April 19, 2016, and prior to the close of the speakers list at this meeting:

- 41 emails in support;
- 74 emails opposed, and
- two letters related to other matters relevant to the application.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application, noting the need for more purpose-built rental housing generally to provide housing security for renters, and that the application is sensitive to neighbourhood desires to limit density:

Adrian Crook
Karen Sawatzky
Daniel Oleksiuk
Reilly Wood
Mitchell Reardon
Patrick Meehan
Justin Jacobsen
Kyle MacDonald

The following spoke in opposition to the application, noting concerns with the application of zoning, and indicated the current proposal does not suit the neighbourhood. Several speakers also noted that current neighbourhood amenities are already at maximum capacity, and while the proposed development will allow more families to move in, it does not require the developer to provide community amenity contributions or development cost levies to provide more amenities to meet their needs.

GeorgeLiem
Ann Webborn
Brian Waite
Ilone Winters
Joseph Jones
Jeanette Jones
Julia Verga
Brian McGibney
Chris Flerlage
Antonio Correia
Peggy Mersereau
Grace MacKenzie
Lee Chapelle
Pauline Veto
Tad Kaweck
Dianne Cunie-Grangeant
Larry Benge, Coalition of Vancouver Neighbourhoods

The speakers list and receipt of public comments closed at 10:05 pm.

MOVED by Councillor Louie
SECONDED by Councillor Jang

THAT the length of the meeting be extended to hear closing comments from staff and the applicant.

CARRIED UNANIMOUSLY

Staff and the applicant both declined to make closing comments.

MOVED by Councillor Louie
SECONDED by Councillor Jang

THAT discussion and decision on the application to rezone 3365 Commercial Drive and 1695-1775 East 18th Avenue be referred to the Regular Council meeting on June 28, 2016, as Unfinished Business.

CARRIED UNANIMOUSLY

Council agreed to send questions to staff, and receive responses at the Regular Council meeting on June 28, 2016.

ADJOURNMENT

MOVED by Councillor Stevenson
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:07 pm.

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