



## PUBLIC HEARING MINUTES

JULY 18 AND 25, 2017

A Public Hearing of the City of Vancouver was held on Tuesday, July 18, 2017, at 6:05 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the Public Hearing recessed and reconvened on Tuesday, July 25, 2017, at 6:06 pm.

**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 Andrea Reimer  
Councillor Tim Stevenson\*

**ABSENT:** Councillor Melissa De Genova (Leave of Absence - July 25, 2017)  
Councillor Kerry Jang (Leave of Absence - July 25, 2017)

**CITY CLERK'S OFFICE:** Rosemary Hagiwara, Deputy City Clerk  
Lori Isfeld, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

### WELCOME

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

### COMMITTEE OF THE WHOLE

*Acting Mayor Louie 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 Ball  
SECONDED by Councillor Jang

THAT this Council resolve itself into Committee of the Whole, Acting Mayor Louie in the Chair, to consider proposed amendments to zoning by-laws.

### LOST

(Councillors Affleck, Ball, Carr, De Genova, Deal, Jang, Reimer and Acting Mayor Louie opposed)  
(Councillor Stevenson and Mayor Robertson absent for the vote)

## 1. TEXT AMENDMENT: 2423 Cornwall Avenue

An application by IBI Architects was considered as follows:

Summary: To amend CD-1 (657) (Comprehensive Development) District for 2423 Cornwall Avenue (Point Grey Private Hospital) to increase the floor space ratio from 2.08 to 2.40. These amendments have arisen from the detailed design of the new facility since 2014 when CD-1 (657) was approved. The changes are a consequence of Vancouver Coastal Health licensing requirements for care facilities. The majority of the new floor area is located in two basement levels.

The General Manager of Planning, Urban Design and Sustainability recommended approval, subject to the conditions 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 responded to questions.

### Applicant Comments

Peter Lang, IBI Group Architects (Canada) Inc. provided opening comments.

### 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:

- 2 pieces of correspondence in opposition to the application; and
- 1 piece of correspondence in the "other" category.

### Speakers

Acting Mayor Louie called for speakers for and against the application.

The following spoke in support of the application:

Colleen McGuiness, Chair, Seniors Advisory Committee

The following spoke in opposition to the application:

Dugald Morrison

The speakers list and receipt of public comments closed at 6:29 pm.

## Applicant Closing Comments

Gavin McIntosh, The Care Group, provided closing comments and, along with Deborah Lorimer, Vancouver Coastal Health, responded to questions.

## Staff Closing Comments

Planning, Urban Design and Sustainability staff responded to questions.

## Council Decision

MOVED by Councillor Jang  
SECONDED by Councillor Deal

- A. THAT the application by IBI Architects Inc., on behalf of Point Grey Private Hospital Ltd., Inc. No. BC1090713 to amend CD-1 (657) By-law No.11741 for 2423 Cornwall Avenue [PID: 030-053-692; Lot 1, Block 181, District Lot 526 Group 1 New Westminster District Plan EPP59011] to increase the floor space ratio from 2.08 to 2.40, generally as presented in Appendix A of the Policy Report dated June 9, 2017 entitled "CD-1 Text Amendment: 2423 Cornwall Avenue", be approved.

### CONDITIONS OF BY-LAW ENACTMENT

- (a) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and at the sole cost and expense of the owner/developer, make arrangements for the following:

#### Community Amenity Contribution

1. Pay to the City the Community Amenity Contribution of \$28,500 which the applicant has offered to the City. Payment is to be made prior to enactment of the amendment to the CD-1 By-Law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$28,500 is to be allocated towards local pedestrian improvements.
- B. THAT A above be adopted on the following conditions:
- (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 02114)  
(Councillor Stevenson and Mayor Robertson absent for the vote)

## 2. BY-LAW REVIEW: New Sign By-law and Sign Fee By-law

An application by General Manager of Planning, Urban Design and Sustainability was considered as follows:

Summary: To adopt a new Sign By-law and associated Sign Fee By-law focused on business identification signage to simplify and clarify the sign regulations to reflect best practices, to reduce appeals for hardship and to be reformatted to be more efficient and user friendly; and to direct staff to develop and undertake an education and enforcement campaign with the implementation of the new by-law.

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

Council also had before it a memorandum dated July 18, 2017, from the Acting Assistant Director, City-Wide and Regional Planning, that proposed amendments to Recommendation D in the Summary and Recommendation, and to the draft Sign By-law, to advance the date the by-law comes into force to the date of enactment, and to amend the general regulations for illumination and electronic signs to include residential units in community care facilities, group residences or seniors supportive or assisted housing, as follows:

1. Strike and replace Recommendation D in the Summary and Recommendation, with the following:
  - D. THAT subject to enactment of the new Sign By-law Council direct staff to undertake an education and enforcement campaign as proposed in the Administrative Report dated June 15, 2017, entitled "Sign By-law Review: New Sign By-law and Sign Fee By-law".
2. Strike and replace Part 3 on the first page of the draft Sign By-law, posted July 7, 2017, with the following:
  3. This by-law is to come into force and take effect on the date of enactment.

3. Add the following to Sections 5.11 and 5.13 of the draft Sign By-law, posted July 7, 2017:

for the purposes of this section, dwelling unit includes a residential unit in a community care facility, group residence or seniors supportive or assisted housing.

### **Staff Opening Comments**

Planning, Urban Design and Sustainability staff reviewed the application and 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:

- 2 pieces of correspondence in support of the application; and
- 1 piece of correspondence in the "other" category.

### **Speakers**

The Mayor called for speakers for and against the application.

The following provided comments both in support and opposition to various aspects of the application:

Charles Gauthier, President and CEO Downtown Vancouver Business Improvement Association

The following spoke in opposition to the application:

Lindsay Miles, Imperial Sign

The following spoke on other matters related to signage in Vancouver:

Irene Dawson  
Jin Fan

The speakers list and receipt of public comments closed at 7:44 pm.

### **Staff Closing Comments**

Planning, Urban Design and Sustainability and Development Services, Building and Licensing staff responded to questions.

## Council Decision

MOVED by Councillor Deal  
SECONDED by Councillor Ball

- A. THAT the application by the General Manager of Planning, Urban Design and Sustainability for:
- (i) a new Sign By-law; and
  - (ii) a new Sign Fee By-law;
- generally as presented in Appendix A of the Administrative Report dated June 15, 2017, entitled "Sign By-law Review: New Sign By-law and Sign Fee By-law", and as amended by the memorandum dated July 18, 2017, from the Acting Assistant Director, City-Wide and Regional Planning, be approved.
- B. THAT, subject to enactment of the new Sign By-law and Sign Fee By-law, Sign By-law No. 6510 be repealed.
- C. THAT Council instruct the Director of Legal Services to request that the Province expand Council's authority to relax the Sign By-law regulations under Section 571AA of the *Vancouver Charter* to allow for flexibility for staff to consider creative and unique signs.
- D. THAT subject to enactment of the new Sign By-law, Council direct staff to undertake an education and enforcement campaign as proposed in the Administrative Report dated June 15, 2017 entitled "Sign By-law Review: New Sign By-law and Sign Fee By-law".
- E. THAT Council endorse proceeding with Phase II of the Sign By-law review to address billboards, third party advertising and corporate sponsorship on private property, in coordination with other City and Park Board initiatives for advertising and sponsorship in the public realm, including on City streets and within City parks.
- F. THAT Part 3 on the first page of the draft Sign By-law, posted on July 7, 2017, be struck and replaced with the following:
- 3. This by-law is to come into force and take effect on the day of enactment.
- G. THAT the following be added to Sections 5.11 and 5.13 of the draft Sign By-law, posted on July 7, 2017:
- for the purposes of this section, dwelling unit includes a residential unit in a community care facility, group residence or seniors supportive or assisted housing.

amended

AMENDMENT MOVED by Councillor Reimer  
SECONDED by Councillor Jang

THAT A be amended to add the words "with the following additional change to page 9 of the draft Sign By-law, posted on July 7, 2017: Amend the definition of "third party advertising" to remove the reference to sponsorship naming rights, by striking paragraph (a)", so that A would read:

A. THAT the application by the General Manager of Planning, Urban Design and Sustainability for:

- (i) a new Sign By-law; and
- (ii) a new Sign Fee By-law;

generally as presented in Appendix A of the Administrative Report dated June 15, 2017 entitled "Sign By-law Review: New Sign By-law and Sign Fee By-law", as amended by the memorandum dated July 18, 2017, from the Acting Assistant Director, City-Wide and Regional Planning, be approved, with the following additional change to page 9 of the draft Sign By-law, posted on July 7, 2017:

Amend the definition of "third party advertising" to remove the reference to sponsorship naming rights, by striking paragraph (a).

CARRIED (Vote No. 02115)  
(Councillors Affleck, Ball, De Genova and Deal opposed)

AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Louie

THAT A of the amended motion be amended to add the following additional change to the draft Sign By-law, posted on July 7, 2017: Amend the definition of "third party advertising" to remove the reference to sponsorship naming rights, by striking the words "owner or sponsor" from paragraph (b), so that A would read:

A. THAT the application by the General Manager of Planning, Urban Design and Sustainability for:

- (i) a new Sign By-law; and
- (ii) a new Sign Fee By-law;

generally as presented in Appendix A of the Administrative Report dated June 15, 2017 entitled "Sign By-law Review: New Sign By-law and Sign Fee By-law", as amended by the memorandum dated July 18, 2017, from the Acting Assistant Director, City-Wide and Regional Planning, be approved, with the following changes to page 9 of the draft Sign By-law, posted on July 7, 2017:

Amend the definition of “third party advertising” to remove the reference to sponsorship naming rights, by striking paragraph (a); and

Amend the definition of “third party advertising” to remove the reference to sponsorship naming rights, by striking the words “owner or sponsor” from paragraph (b).

LOST (Vote No. 02116)

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

The amendments having carried and lost, the motion as amended was put and CARRIED with Councillors Affleck, Ball and De Genova opposed (Vote No. 02117).

#### FINAL MOTION AS ADOPTED

A. THAT the application by the General Manager of Planning, Urban Design and Sustainability for:

- (i) a new Sign By-law; and
- (ii) a new Sign Fee By-law;

generally as presented in Appendix A of the Administrative Report dated June 15, 2017 entitled “Sign By-law Review: New Sign By-law and Sign Fee By-law”, and as amended by the memorandum dated July 18, 2017, from the Acting Assistant Director, City-Wide and Regional Planning, be approved, with the following additional change to page 9 of the draft Sign By-law, posted on July 7, 2017:

Amend the definition of “third party advertising” to remove the reference to sponsorship naming rights, by striking paragraph (a).

- B. THAT, subject to enactment of the new Sign By-law and Sign Fee By-law, Sign By-law No. 6510 be repealed.
- C. THAT Council instruct the Director of Legal Services to request that the Province expand Council’s authority to relax the Sign By-law regulations under Section 571AA of the *Vancouver Charter* to allow for flexibility for staff to consider creative and unique signs.
- D. THAT subject to enactment of the new Sign By-law, Council direct staff to undertake an education and enforcement campaign as proposed in the Administrative Report dated June 15, 2017 entitled “Sign By-law Review: New Sign By-law and Sign Fee By-law” .
- E. THAT Council endorse proceeding with Phase II of the Sign By-law review to address billboards, third party advertising and corporate sponsorship on private property, in coordination with other City and Park Board initiatives for advertising and sponsorship in the public realm, including on City streets and within City parks.

F. THAT Part 3 on the first page of the draft Sign By-law, posted on July 7, 2017, be struck and replaced with the following:

3. This by-law is to come into force and take effect on the day of enactment.

G. THAT the following be added to Sections 5.11 and 5.13 of the draft Sign By-law, posted on July 7, 2017:

for the purposes of this section, dwelling unit includes a residential unit in a community care facility, group residence or seniors supportive or assisted housing.

### 3. REZONING: 969 Burrard Street and 1019-1045 Nelson Street

An application by Bing Thom Architects was considered as follows:

Summary: To amend CD-1 (445) (Comprehensive Development) District for 969 Burrard Street and 1019-1045 Nelson Street to permit the development of a 57-storey residential tower containing 331 market strata units, of expanded church program space and of a seven-storey residential building containing 61 social housing units, as well as seismic upgrade, conservation and restoration of the First Baptist Church building. A height of 169.5 metres (556 feet) and a floor space ratio (FSR) of 11.27 are proposed.

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

#### Staff Opening Comments

On July 18, 2017, Planning, Urban Design and Sustainability staff reviewed the application and responded to questions. At the beginning of the meeting on July 25, 2017, staff responded to additional questions from Council.

\* \* \* \* \*

*At 10:00 pm on July 18, 2017, following the staff presentation on Item 3, it was,*

*MOVED by Councillor Louie  
SECONDED by Councillor Jang*

*THAT the meeting end time be extended until 11:00 pm, in order to begin hearing from speakers on Item 3.*

**CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY**

\* \* \* \* \*

## Applicant Comments

On July 18, 2017, Abraham Han, Executive Minister, First Baptist Church, provided opening comments.

## 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:

- 97 pieces of correspondence in support of the application;
- 145 pieces of correspondence in opposition to the application;
- 1 petition with 228 signatures in opposition to the application; and
- 1 piece of correspondence in the other category.

## Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application on July 18 and 25, 2017:

Colleen McGuinness, Chair, Seniors Advisory Committee  
Peter Elliott, Dean and Rector, Christ Church Cathedral  
Anthony Kupferschmidt, Executive Director, West End Seniors' Network  
Robert Swann  
Cari Shorrock, CEO and Director of Administration, Wind and Tide Childcares  
Elbert Paul  
Robert Lewis  
Doug Peat  
Sylvain Cellaire, Business Development Manager, Modo  
Ian Haywood-Farmer  
Cathie McGuire  
Timothy Ng  
Leona Adams  
Bruce Rushton  
Dean Malone  
Rick Gregory  
Myrna Sears, First Baptist Church  
Holly Rail, First Baptist Church  
Lynn Paul, First Baptist Church  
Paul Willis, First Baptist Church  
Mark Anderson, First Baptist Church

The following spoke in opposition to the application on July 18 and 25, 2017:

Dana Golden  
Joel Sacks  
Bob Golden  
Lou Kohlmann  
Randy Helten  
Leslie Van Duzer  
Eric MacKinnon  
Po On Yeung  
Stephen Bohus  
Mike Jensen  
Tim Hiebert  
Diane Clare  
Victoria Banham  
Gilbert Dizon  
Margarita Bruehler  
Owen Thomas  
Hector Bremner  
Gayle Nesbit  
Faz Roman  
Jordan Roman  
Melody Ma  
Susan Conway  
Ben Bialek  
John Cassidy

On July 25, 2017, the following spoke neither in support nor opposition, but offered other comments and suggestions:

Ann Guthrie-Warman, Board Member, Heritage Vancouver

\* \* \* \* \*

*At 10:00 pm on July 25, 2017, it was,*

*MOVED by Councillor Reimer  
SECONDED by Councillor Louie*

*THAT the meeting end time be extended in order to submit questions to staff and the applicant team.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY  
(Councillor Affleck absent for the vote)  
(Councillors De Genova and Jang absent for the vote on Leave of Absence)*

\* \* \* \* \*

REFERRAL MOVED by Councillor Reimer  
SECONDED by Councillor Louie

THAT discussion and decision on the application entitled "969 Burrard Street and 1019-1045 Nelson Street", be referred to the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities meeting on July 26, 2017, as Unfinished Business.

CARRIED UNANIMOUSLY (Vote No. 02147)  
(Councillor Affleck absent for the vote)  
(Councillors De Genova and Jang absent for the vote on Leave of Absence)

The speakers list and receipt of public comments closed at 10:05 pm on July 25, 2017.

#### **Applicant Closing Comments**

Abraham Han, Executive Minister, First Baptist Church and Farouk Babul, Westbank Projects responded to questions.

#### **Staff Closing Comments**

Planning, Urban Design and Sustainability and Engineering Services staff responded to questions.

#### **ADJOURNMENT**

MOVED by Councillor Deal  
SECONDED by Councillor Ball

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:22 pm.

\* \* \* \* \*