



PUBLIC HEARING MINUTES

JULY 20, 2017

A Public Hearing of the City of Vancouver was held on Thursday, July 20, 2017, at 6:10 pm, in the Council Chamber, Third Floor, City Hall, to consider amendments to the zoning and development and sign by-laws.

PRESENT: Mayor Gregor Robertson
Councillor George Affleck
Councillor Elizabeth Ball
Councillor Adriane Carr
Councillor Melissa De Genova
Councillor Heather Deal
Councillor Raymond Louie
Councillor Andrea Reimer
Councillor Tim Stevenson

ABSENT: Councillor Kerry Jang (Leave of Absence)

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

WELCOME

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

COMMITTEE OF THE WHOLE

The Mayor 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 Louie
SECONDED by Councillor Deal

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

LOST

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

1. REZONING: 500-650 West 57th Avenue (Pearson Dogwood)

An application by IBI Group Inc. was considered as follows:

Summary: To rezone 500-650 West 57th Avenue from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a mixed-used development comprising approximately 2,700 residential units including 540 affordable housing units; approximately 114 Pearson supportive units; 12,196 sq. m (131,281 sq. ft.) of commercial space; 19,835 sq. m (213,514 sq. ft.) of health related facilities including a community health centre and complex residential care facility; a 69-space childcare; a new adult day centre; a 2.5-acre public park; and a 1.0-acre urban farm. A height of 91.0 metres (299 feet) and a floor space ratio (FSR) of 2.83 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.

Council also had before it a memo from the Assistant Director of Planning, Vancouver South, which proposed changes to two Conditions of Approval of the Form of Development in the Summary and Recommendations, as follows (amended text is in bold):

26. Design and construct the social housing in line with the City's Housing, Design and Technical Guidelines, including the requirement to deliver a minimum of 5% of units within each social housing building or parcel as wheelchair accessible.

*Note to applicant: Applicant to work with City staff to agree the location and unit type for the accessible units. Applicant to work with City and PwDAC to explore potential and design requirements ~~to achieve 50% of the social housing as accessible~~ **for 50% of the accessible social housing units to be suitable for power wheelchairs.***

28. Ensure no less than 5% of the market housing units in each phase are designed to be wheelchair accessible.

*Note to applicant: Applicant to work with City and PwDAC to explore potential and design requirements for 50% of the ~~accessible social housing~~ **accessible market units to be suitable for power wheelchairs.***

Staff Opening Comments

Susan Haid, Assistant Director of Planning, Vancouver South, and Graham Winterbottom, Planning, Urban Design and Sustainability, presented the application and along with John Turecki and Neal Peacocke, both from Engineering Services, responded to questions.

Applicant Comments

Bob Chapman, Director, Residential Care and Assisted Living, Vancouver Coastal Health, and Sian Roberts, Clinical Practice Specialist, Vancouver Coastal Health, presented the model of

care and health aspects proposed, and provided an overview of the engagement with Pearson residents and families throughout the application process, and responded to questions.

Jamie Vaughan, Onni Group, noted development team members were present to respond 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:

- 24 emails opposed to the application
- 2 emails in support of the application
- 2 emails related to other aspects of the application
- One petition with 55 signatures from current George Pearson residents, in support of the housing designs and model of care framework proposed by Vancouver Coastal Health and set out in the application.
- One letter and associated reports from the George Pearson Resident Council Working Group on redevelopment, noting concerns with some aspects of the proposed housing and supports model.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support or conditional support of the application, but noted concerns with transportation, the uncertain status of the pool, and the need for larger group homes in the development for those who want more choice in where and how they live:

Colleen McGuinness, Chair, Seniors Advisory Committee
Cathy Browne, Co-Chair, Persons with Disabilities Advisory Committee
Michael Stermer, George Pearson Centre Resident Council Working Group on
Redevelopment
Vu Nguyen, George Pearson Centre Resident
Hansu Siirala, George Pearson Centre Resident
Kim Teoli, George Pearson Centre Resident (video submission)
Pat McLarty, George Pearson Centre Resident (video submission)
Christopher Hamilton, George Pearson Centre Resident (video submission)
Rochelle Stull, George Pearson Centre Resident (video submission)
Earl Huff, George Pearson Centre Resident (video submission)
Paul Gauthier
Jane Dyson, Executive Director, Disability Alliance of BC
Marjorie Ross
Jen Rashleigh, Farmers on 57th

The following spoke in opposition to the application, noting concerns with the status of the pool redevelopment, access to transit, the proposed model of care, and traffic congestion in the area:

Paul Caune, Civil Rights Now! (video submission)
Mary-Jo Fetterly
Mark Stockbrocks
Mike Burdick, Marpole Residents' Coalition
William O'Brien
Janet Fraser
Wing Wong

The following spoke about concerns regarding the uncertain status of the pool redevelopment and the need for more services at and availability of the pool after redevelopment:

Sydney Spraggs
Andrea Maitland
Mary Ann Moffat-Meder
Richard Juren
Bonnie Friesen

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During the hearing of speakers at 10 pm, it was

*MOVED by Councillor Reimer
SECONDED by Councillor De Genova*

- A. THAT the length of the meeting be extended to finish hearing from speakers and close the receipt of public comments.*
- B. THAT discussion, debate, and decision be referred to the Regular Council meeting on Tuesday, July 25, 2017, as Unfinished Business, starting at 2 pm.*

*CARRIED UNANIMOUSLY AND
A BY THE REQUIRED MAJORITY (Vote No. 02118)*

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The speakers list and receipt of public comments closed at 10:14 pm.

Staff Closing Comments

Mr. Winterbottom noted many of the issues heard from speakers tonight are consistent with what staff have heard regarding transit access, public benefits, the delivery and function of the pool, and the proposed housing and care model, and that the conversation has advanced so that many of the issues will be dealt with.

The Mayor noted questions should be emailed to staff and that staff would respond at the Regular Council meeting on July 25, 2017.

ADJOURNMENT

MOVED by Councillor Deal
SECONDED by Councillor Stevenson

THAT the Public Hearing be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:17 pm.

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