



PUBLIC HEARING MINUTES

FEBRUARY 12, 2019

A Public Hearing of the City of Vancouver was held on Tuesday, February 12, 2019, at 6:04 pm, in the Council Chamber, Third Floor, City Hall.

PRESENT:

- Mayor Kennedy Stewart
- Councillor Rebecca Bligh
- Councillor Christine Boyle
- Councillor Adriane Carr
- Councillor Melissa De Genova
- Councillor Lisa Dominato
- Councillor Pete Fry
- Councillor Colleen Hardwick
- Councillor Sarah Kirby-Yung
- Councillor Jean Swanson
- Councillor Michael Wiebe

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager

CITY CLERK'S OFFICE: Katrina Leckovic, City Clerk
Terri Burke, Meeting Coordinator

WELCOME

The Mayor acknowledged we are on the unceded territories of the Musqueam, Squamish, and Tsleil-Waututh Nations and we thank them for having cared for this land since time immemorial.

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 Hardwick
SECONDED by Councillor Kirby-Yung

THAT this Council resolve itself into Committee of the Whole, Mayor Stewart in the Chair, to consider proposed amendments to the Zoning and Development by-law.

LOST

(Councillors Bligh, Boyle, Carr, De Genova, Dominato, Fry, Hardwick, Kirby-Yung, Swanson, Wiebe and Mayor Stewart opposed)

1. REZONING: 1906-1918 West 4th Avenue

An application by Rositch Hemphill Architects was considered as follows:

Summary: To rezone 1906-1918 West 4th Avenue from C-2B (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey mixed-use building with commercial at grade and 32 for-profit affordable rental housing units over one level of underground parking. A height of 18.8 metres (62 feet) and a floor space ratio (FSR) of 3.08 are proposed.

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

Summary of Correspondence

The following correspondence had been received since being referred to public hearing and prior to the close of the speakers list and receipt of public comments:

- 26 pieces of correspondence in support of the application;
- 9 pieces of correspondence in opposition of the application;
- 1 piece of correspondence related to other aspects of the application.

Staff Opening Comments

Planning, Urban Design and Sustainability staff provided a presentation on the application and, along with staff from Arts, Culture and Community Services, responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Graeme Barker
Elias Rieger
Stuart Smith
Laurel Eyton
Don McCarthy
Tony Pappajohn
Craig Jorgensen

The following spoke in opposition to the application:

Chris Yost
Blaine Anderson
Maninder Malli
Julia Staub-French, President, Hudson Out of School Care Society
Grant McDonagh, Zulu Records
Lou Ann Mendoza
David Butcher
Sara Sagaii

The speakers list and receipt of public comments closed at 7:49 pm.

Applicant Closing Comments

Bryce Rositch, Rositch Hemphill Architects, provided closing comments.

Staff Closing Comments

Planning, Urban Design and Sustainability staff provided closing comments.

Council Decision

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Hardwick

THAT Council refer debate and decision on Item 1, entitled "REZONING: 1906-1918 West 4th Avenue", to the Regular Council meeting on February 26, 2019, as Unfinished Business.

CARRIED
(Councillors Bligh and Boyle opposed)

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MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT Council recess for five minutes.

CARRIED UNANIMOUSLY

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Council recessed at 7:59 pm and reconvened at 8:07 pm.

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2. REZONING: 815-825 Commercial Drive and 1680 Adanac Street

An application by Cornerstone Architecture was considered as follows:

Summary: To rezone 815-825 Commercial Drive and 1680 Adanac Street from RM-4N (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with commercial at grade and 38 for-profit affordable rental housing units over one level of underground parking. A height of 22.0 metres (72.2 feet) and a floor space ratio (FSR) of 3.00 are proposed.

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

Council also had before it a memorandum dated February 4, 2019, from the Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability, noting that information related to the Tenant Relocation Plan and the DCL By-law waiver provided in Appendix D and Appendix F of the Policy Report dated January 2, 2019, entitled “CD-1 Rezoning: 815-825 Commercial Drive and 1680 Adanac Street”, was incorrectly stated. Corrected versions of Appendix D and F are noted below.

Appendix D – changes are noted in underlined text.

815-825 Commercial Drive and 1680 Adanac Street ADDITIONAL INFORMATION

1. Summary of Proposed Tenant Relocation Plan Terms

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • A lump sum (cash) compensation will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> – <u>2 months’ rent – tenancies up to 4 years;</u> – <u>3 months’ rent – tenancies between 5-9 years;</u> – <u>4 months’ rent – tenancies over 10 years; and</u> – <u>6 months’ rent – tenancies over 20 years</u>
Notice to End Tenancies	<ul style="list-style-type: none"> • A minimum of <u>four</u> months’ notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of pre-insured moving company)	<ul style="list-style-type: none"> • <u>\$750 for bachelor and 1 bedroom households; and</u> • <u>\$1,000 for two or more bedroom households, OR</u> • <u>The applicant will designate a professional moving company to assist tenants with the moving process, given they are moving within the Metro Vancouver area</u>

<p>Assistance in Finding Alternate Accommodation (three options)</p>	<ul style="list-style-type: none"> • Applicant has committed to provide tenants requesting assistance with three options in Vancouver, one of which must be in the same general area as the tenant's current home. • All options must rent for no more than CMHC average rents for the area unless otherwise agreed to with the tenant.
<p>First Right-of-Refusal (where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20 per cent discount off starting rents for any returning tenants)</p>	<ul style="list-style-type: none"> • Tenants who are eligible under this relocation plan will be offered the first right-of-refusal to return to a market rental unit at a 20 per cent discount off starting rents.

Appendix F - changes are noted in underlined text.

**815-825 Commercial Drive and 1680 Adanac Street
DEVELOPMENT COST LEVY WAIVER ANALYSIS**

To qualify for waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for in the Conditions of Approval (Appendix B).
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
Studio	<u>3</u>	42 m ² (450 sq. ft.)	<u>34.3 m² (369 sq. ft.)</u>
1-bedroom	<u>17</u>	56 m ² (600 sq. ft.)	<u>46.8 m² (504 sq. ft.)</u>
2-bedroom	<u>14</u>	77 m ² (830 sq. ft.)	<u>70.6 m² (760 sq. ft.)</u>
3-bedroom	4	97 m ² (1,044 sq. ft.)	<u>97 m² (1,044 sq. ft.)</u>

- (d) The average initial rents for the proposed dwelling units do not exceed rents allowed for by section 3.1A(d) of the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit rent (2018)*	Proposed average unit rent**
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		(Eastside/ Westside)*	
Studio	<u>3</u>	\$1,496/ \$1,646	\$1,496
1-bedroom	<u>17</u>	\$1,730/ \$1,903	\$1,730
2-bedroom	<u>14</u>	\$2,505 / \$2,756	\$2,505
3-bedroom	<u>4</u>	\$3,365/ \$3,702	\$3,365

*The maximum rents are subject to annual adjustment as per section 3.1A(d) of the DCL By-law.

**The proposed rents are subject to annual adjustment as per section 3.1B(c) of the DCL By-law.

By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

Summary of Correspondence

The following correspondence had been received since being referred to public hearing and prior to the close of the speakers list and receipt of public comments:

- 4 pieces of correspondence in support of the application;
- 10 pieces of correspondence in opposition of the application;
- 2 pieces of correspondence related to other aspects of the application.

Staff Opening Comments

Planning, Urban Design and Sustainability staff provided a presentation on the application and, along with staff from Arts, Culture and Community Services, responded to questions.

Applicant Comments

Sandra Rohler, Cornerstone Architecture, provided opening comments.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Sam Sharma
Laurel Eyton
Devon Hussack
Trevor Shumka

The following spoke in opposition to the application:

Stephen Bohus
Tanya Van
Stephanie Smith
Simon Schweitzer
Cara Moody
Sue Robinet
Sara Sagaii, Tenant Advocate, Vancouver Tenants Union
Dominic Conway

The speakers list and receipt of public comments closed at 10:07 pm.

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During the hearing of speakers, it was

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT the length of the meeting be extended until 11 pm.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

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Applicant Closing Comments

Jerry Rakhra, Vandwell Developments, and Scott Kennedy, Cornerstone Architecture, provided closing comments.

Staff Closing Comments

Planning, Urban Design and Sustainability staff provided closing comments.

Council Decision

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Bligh

THAT Council refer debate and decision on Item 2, entitled "REZONING: 815-825 Commercial Drive and 1680 Adanac Street", to the Regular Council meeting on February 26, 2019, as Unfinished Business.

CARRIED UNANIMOUSLY

3. REZONING: 441-463 West 59th Avenue

An application by iFortune Homes Inc. was considered as follows:

Summary: To rezone 441-463 West 59th Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey residential buildings with a total of 63 market strata housing units, over two levels of underground parking. A height of 21.3 metres (70 feet) and a floor space ratio (FSR) of 2.50 are proposed.

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

Summary of Correspondence

Council received one piece of correspondence in opposition of the application since being referred to public hearing and prior to the close of the speakers list and receipt of public comments.

Speakers

The Mayor called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 10:36 pm.

Applicant Closing Comments

Eric Aderneck, iFortune Homes, responded to questions.

Council Decision

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Hardwick

THAT Council refer debate and decision on Item 3, entitled "REZONING: 441-463 West 59th Avenue", to the Regular Council meeting on February 26, 2019, as Unfinished Business.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:39 pm.

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