



PUBLIC HEARING MINUTES

MAY 16, 2019

A Public Hearing of the City of Vancouver was held on Thursday, May 16, 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 Colleen Hardwick
Councillor Sarah Kirby-Yung
Councillor Michael Wiebe

ABSENT:

Councillor Pete Fry (Leave of Absence – Civic Business)
Councillor Jean Swanson (Leave of Absence – Medical Leave)

CITY MANAGER'S OFFICE:

Sadhu Johnston, City Manager

CITY CLERK'S OFFICE:

Katrina Leckovic, City Clerk
Bonnie Kennett, Meeting Coordinator

* Denotes absence for a portion of the meeting.

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 and look forward to working with them in partnership as we continue to build this great city together.

The Mayor also recognized the immense contributions of the City of Vancouver's staff who work hard every day to help make our city an incredible place to live, work, and play.

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 Carr
SECONDED by Councillor Hardwick

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

LOST

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

(Councillor De Genova absent for the vote)

Planning, Urban Design and Sustainability staff provided a presentation on the six applications listed on the agenda and, along with Engineering staff, responded to questions.

1. REZONING: 188-198 West King Edward Avenue

An application by Formwerks Architecture was considered as follows:

Summary: To rezone 188-198 West King Edward Avenue from RS-1 (One-Family Dwelling) District to RM-8AN (Multiple Dwelling) District to permit a townhouse development with a floor space ratio (FSR) up to 1.2. The form of development will be reviewed through a subsequent development permit process.

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 six pieces of correspondence in opposition to 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.

The following spoke in opposition to the application:

Jack Sandhu
Barry Garfield
Giang Dao
Ian Guns
Lindsay
Emma

The speakers list and receipt of public comments closed at 7:20 pm.

Applicant Closing Comments

Andrew Cook, Formwerks Architecture, provided closing comments.

Staff Closing Comments

Planning, Urban Design and Sustainability staff responded to questions.

Council Decision

MOVED by Councillor Carr

SECONDED by Councillor De Genova

- A. THAT the application by Formwerks Architecture on behalf of 1129470 B.C. Ltd., the registered owner, to rezone 188-198 West King Edward Avenue [PID: 013-324-381, Lot 2, Block 683, District Lot 526, Plan 2913 and PID: 008-181-772; Lot 1, Except Part in Reference Plan 14717, Block 683, District Lot 526, Plan 2913] all from RS-1 (One-Family Dwelling) District to RM-8AN (Multiple Dwelling) District, generally as presented in Appendix A of the Policy Report dated April 9, 2019, entitled "Rezoning: 188-198 West King Edward Avenue", be approved in principle;

FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the above-noted report.
- B. THAT, subject to the enactment of the rezoning by-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Subdivision By-law generally as set out in Appendix C of the Policy Report dated April 9, 2019, entitled "Rezoning: 188-198 West King Edward Avenue".
- C. THAT A and B above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and 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. 04451)
(Councillor Wiebe abstained from the vote)

Section 145.1 of the Vancouver Charter states "Where a member present at a meeting abstains from voting, they are deemed to have voted in the affirmative."

2. REZONING: 6750-6770 Oak Street and 975 West 52nd Avenue

An application by Coromandel Properties was considered as follows:

Summary: To rezone 6750-6770 Oak Street and 975 West 52nd Avenue from RS-1 (One-Family Dwelling) District to RM-8AN (Multiple Dwelling) District to permit a townhouse development with a floor space ratio (FSR) up to 1.2. The form of development will be reviewed through a subsequent development permit process.

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 to 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 7:36 pm.

Council Decision

MOVED by Councillor Hardwick
SECONDED by Councillor Carr

- A. THAT the application by Coromandel Properties on behalf of Ceetu West 52nd Avenue Development (BT) Ltd., the registered owner, to rezone 6750-6770 Oak Street and 975 West 52nd Avenue [Lots 24, 25 and 26, all of Block 78, District Lot 526, Plan 8550; PIDs: 010-037-373, 010-037-420 and 010-037-454 respectively] all from RS-1 (One-Family Dwelling) District to RM-8AN (Multiple Dwelling) District, generally as presented in Appendix A of the Policy Report dated April 9, 2019, entitled "Rezoning: 6750-6770 Oak Street and 975 West 52nd Avenue", be approved in principle;

FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, subject to the enactment of the rezoning by-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Subdivision By-law generally as set out in Appendix C of the Policy Report dated April 9, 2019, entitled "Rezoning: 6750-6770 Oak Street and 975 West 52nd Avenue".

- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and 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. 04452)

3. REZONING: 514-530 West 59th Avenue

An application by Coromandel Properties was considered as follows:

Summary: To rezone 514-530 West 59th Avenue from RS-1 (One-Family Dwelling) District to RM-8A (Multiple Dwelling) District to permit a townhouse development with a floor space ratio (FSR) up to 1.2. The form of development will be reviewed through a subsequent development permit process.

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

No correspondence was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments.

Staff Opening Comments

Engineering staff responded to questions.

Speakers

The Mayor called for speakers for and against the application.

Nathan Davidowicz spoke in support of the application.

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

Council Decision

MOVED by Councillor Hardwick

SECONDED by Councillor De Genova

- A. THAT the application by Coromandel Properties on behalf of Ceetu Cambie 59 Development (BT) Ltd., the registered owner, to rezone 514-530 West 59th Avenue [Lots 9, 10 and 11, all of Block K, District Lot 323, Plan 9322; PIDs: 009-692-606, 009-692-614 and 009-692-622 respectively] all from RS-1 (One-Family Dwelling) District to RM-8A (Multiple Dwelling) District, generally as presented in Appendix A of the Policy Report dated April 9, 2019, entitled "Rezoning: 514-530 West 59th Avenue", be approved in principle;

FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, subject to the enactment of the rezoning by-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Subdivision By-law generally as set out in Appendix C of the Policy Report dated April 9, 2019, entitled "Rezoning: 514-530 West 59th Avenue".
- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and 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. 04453)

4. REZONING: 847-867 West 28th Avenue

An application by Schmidt & Associates Development Planning was considered as follows:

Summary: To rezone Rezoning: 847-867 West 28th Avenue from RS-1 (One-Family Dwelling) District to RM-8A (Multiple Dwelling) District to permit a townhouse development with a floor space ratio (FSR) up to 1.2. The form of development will be reviewed through a subsequent development permit process.

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

No correspondence was received since referral 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 7:54 pm.

Staff Closing Comments

Planning, Urban Design and Sustainability staff, along with Engineering staff, responded to additional questions.

Council Decision

MOVED by Councillor Hardwick
SECONDED by Councillor Kirby-Yung

- A. THAT the application by Schmidt & Associates Development Planning on behalf of Oak and 28th Holdings Ltd., the registered owner, to rezone 847-867 West 28th Avenue [Lots 12, 13 and 14, all of Block 717, District Lot 526, Plan 5377; PIDs: 004-264-738, 011-166-401 and 011-166-428 respectively] all from RS-1 (One-Family Dwelling) District to RM-8A (Multiple Dwelling) District, generally as presented in Appendix A of the Policy Report dated April 9, 2019, entitled "Rezoning: 847-867 West 28th Avenue", be approved in principle;

FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the above-noted report.
- B. THAT, subject to the enactment of the rezoning by-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Subdivision By-law generally as set out in Appendix C of the Policy Report dated April 9, 2019, entitled "Rezoning: 847-867 West 28th Avenue".
- C. THAT A and B above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and 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. 04454)

5. REZONING: 717-743 West 28th Avenue

An application by Integra Architecture was considered as follows:

Summary: To rezone 717-743 West 28th Avenue from RS-1 (One-Family Dwelling) District to RM-8A (Multiple Dwelling) District to permit a townhouse development with a floor space ratio (FSR) up to 1.2. The form of development will be reviewed through a subsequent development permit process.

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

No correspondence was received since referral 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 7:57 pm.

Staff Closing Comments

Planning, Urban Design and Sustainability staff responded to questions.

Council Decision

MOVED by Councillor Hardwick
SECONDED by Councillor Bligh

- A. THAT the application by Integra Architecture on behalf of Guildford on West 28th Development Inc., the registered owner, to rezone 717-743 West 28th Avenue [Lots 10, 11 and 12, all of Block 718, District Lot 526, Plan 7090; PIDs:

008-140-600, 010-721-070 and 010-721-096 respectively] all from RS-1 (One-Family Dwelling) District to RM-8A (Multiple Dwelling) District, generally as presented in Appendix A of the Policy Report dated April 9, 2019, entitled "Rezoning: 717-743 West 28th Avenue", be approved in principle;

FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, subject to the enactment of the rezoning by-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Subdivision By-law generally as set out in Appendix C of the Policy Report dated April 9, 2019, entitled "Rezoning: 717-743 West 28th Avenue".
- C. THAT A and B above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and 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. 04455)

6. REZONING: 653-683 West 31st Avenue

An application by Belford (31st) Nominee Ltd. was considered as follows:

Summary: To rezone 653-683 West 31st Avenue from RS-1 (One-Family Dwelling) District to RM-8A (Multiple Dwelling) District to permit a townhouse development with a floor space ratio (FSR) up to 1.2. The form of development will be reviewed through a subsequent development permit process.

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 to 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 8:00 pm.

Council Decision

MOVED by Councillor Kirby-Yung

SECONDED by Councillor De Genova

- A. THAT the application by Belford (31st) Nominee Ltd., the registered owner, to rezone 653-683 West 31st Avenue [Lots 17, 18, and 19, all of Block 779, District Lot 526, Plan 7206; PIDs: 008-527-237, 006-713-084, 010-691-618 respectively] all from RS-1 (One-Family Dwelling) District to RM-8A (Multiple Dwelling) District, generally as presented in Appendix A of the Policy Report dated April 9, 2019, entitled "Rezoning: 653-683 West 31st Avenue", be approved in principle;

FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, subject to the enactment of the rezoning by-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Subdivision By-law generally as set out in Appendix C of the Policy Report dated April 9, 2019, entitled "Rezoning: 653-683 West 31st Avenue".
- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and 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. 04456)

7. REZONING: 916-926 West 32nd Avenue

This application was withdrawn from the agenda.

ADJOURNMENT

MOVED by Councillor Wiebe
SECONDED by Councillor Hardwick

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:01 pm.

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