



PUBLIC HEARING MINUTES

JULY 9 AND 11, 2019

A Public Hearing of the City of Vancouver was held on Tuesday, July 9, 2019, at 6:03 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting reconvened on Thursday, July 11, 2019, at 6:02 pm.

PRESENT:

Mayor Kennedy Stewart
Councillor Rebecca Bligh
Councillor Christine Boyle
Councillor Adriane Carr
Councillor Melissa De Genova* (Leave of Absence – Civic Business, July 11, 2019, until 6:38 pm)
Councillor Lisa Dominato* (Leave of Absence – Civic Business, July 11, 2019, until 6:50 pm)
Councillor Pete Fry
Councillor Colleen Hardwick*
Councillor Sarah Kirby-Yung* (Leave of Absence – Civic Business, July 11, 2019, until 6:20 pm)
Councillor Jean Swanson
Councillor Michael Wiebe

ABSENT:

Councillor Pete Fry (Leave of Absence – Civic Business, July 11, 2019)

CITY MANAGER'S OFFICE:

Sadhu Johnson, City Manager

CITY CLERK'S OFFICE:

Tina Penney, Director, Legislative Operations (July 9, 2019)
Katrina Leckovic, City Clerk (July 11, 2019)
Denise Swanston, Meeting Coordinator (July 9, 2019)
Terri Burke, Meeting Coordinator (July 11, 2019)

* 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 Bligh
SECONDED by Councillor Boyle

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

LOST

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

1. MISCELLANEOUS AMENDMENTS: Zoning and Development By-law, Sign By-law and RM-12N Guidelines

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

Summary: To amend the RT-5 and RT-5N, RT-6, RM-3, RM-8, RM-8A, RM-8N, and RM-8AN, RM-12N, FC-2, HA-1 and HA-1A District Schedules and amend Section 9.25 of the Sign By-law to correct inadvertent errors and omissions.

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 6:07 pm on July 9, 2019.

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Carr

- A. THAT Council approve the application by the General Manager of Planning, Urban Design and Sustainability to amend the Zoning and Development By-law, generally as presented in Appendix A of the Policy Report dated May 28, 2019, entitled "Miscellaneous Amendments - Zoning and Development By-law, Sign By-law and RM-12N Guidelines", to:
- (i) amend Section 3.2.1 of the RT-5 and RT-5N Districts Schedule to correct an error in the date of enactment;
 - (ii) amend Section 3.2.1 of the RT-5 and RT-5N Districts Schedule and Section 3.2 of the RT-6 District Schedule to include Multiple Conversion Dwellings and Infill existing on sites prior to January 16, 2018 as conditional uses that were inadvertently omitted;
 - (iii) amend Section 4.7.1 of the RT-5 and RT-5N Districts Schedule to correct errors in punctuation;
 - (iv) amend Section 4.18 of the RT-6 District Schedule to clarify that the calculation for the total number of dwellings units for a site applies to larger sites that meet the minimum site area requirement for a Multiple Dwelling or sites with a Character House;
 - (v) amend Section 5.1 and 5.2 of the RM-3 District Schedule to remove a reference to the Development Permit Board that was inadvertently missed in amending By-law 12284;
 - (vi) amend Section 4.15.1 of the RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule to add acoustic regulations for the RM-8AN District that were inadvertently omitted;
 - (vii) amend Section 5.1 of the RM-12N District Schedule to correct an inadvertent error that prevents the hybrid townhouse typology from being achievable;
 - (viii) amend Section 3.2.1.S [Service] of the FC-2 District Schedule to add Short Term Rental Accommodation as a conditional use after it was inadvertently omitted; and
 - (ix) amend Section 5.6 of the HA-1 and HA-1A District Schedule to correct an error in numbering.
- B. THAT the application to amend the Sign By-law, generally as set out in Appendix B of the Policy Report dated May 28, 2019, entitled "Miscellaneous Amendments - Zoning and Development By-law, Sign By-law and RM-12N Guidelines", be approved.

- C. THAT at the time of enactment of the proposed amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council approval consequential amendments to the RM-12N Design Guidelines, generally as set out in Appendix C of the Policy Report dated May 28, 2019, entitled "Miscellaneous Amendments - Zoning and Development By-law, Sign By-law and RM-12N Guidelines".

CARRIED UNANIMOUSLY (Vote No. 04700)

2. HERITAGE DESIGNATION: 4727 West 2nd Avenue (Edith and Pat McGeer Residence)

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

Summary: To designate as protected heritage property the exterior of the existing building at 4727 West 2nd Avenue known as the Edith and Pat McGeer Residence which is listed on the Vancouver Heritage Register in the 'A' evaluation category.

Summary of Correspondence

1 piece of correspondence in support 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 6:10 pm on July 9, 2019.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability responded to questions.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Carr

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Sections 593 and 594 of the *Vancouver Charter*, a by-law to designate as protected heritage property the exterior of the existing building at 4727 West 2nd Avenue (PID: 010-866-566; Amended Lot 14 (See 371925L) Block 4 District Lot 140 Plan 6583 (the "site")), known as the Edith and Pat

McGeer Residence (the “heritage building”), which is listed on the Vancouver Heritage Register in the ‘A’ evaluation category.

- 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 and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
 - ii. THAT the City and all its officials shall not in any way be limited or restricted 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. 04701)

3. CD-1 Text Amendment: 1462 Granville Street

An application by Howe Street Ventures Ltd. (Westbank Projects Corp.) was considered as follows:

Summary: To amend CD-1 (Comprehensive Development) District (579) for 1462 Granville Street to add “Manufacturing - Brewing or Distilling” as an allowable use limited to 650 square metres.

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 was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 8 pieces of correspondence in support;
- 3 pieces of correspondence in opposition; and
- 1 piece of correspondence dealing with other aspects of the application.

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 6:14 pm on July 9, 2019.

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Carr

- A. THAT the application by Howe Street Ventures Ltd. (Westbank Projects Corp.), to amend the text of CD-1 (Comprehensive Development) District (579) By-law No. 11010 for 1462 Granville Street [*PID 029-349-389; Lot C, Block 123, District Lot 541, Group 1, New Westminster District Plan EPP40230*], to add “Manufacturing - Brewing or Distilling” as an allowable use limited to 650 sq. m, generally as presented in Appendix A of the Policy Report dated May 28, 2019, entitled “CD-1 Text Amendment: 1462 Granville Street” be approved in principle.
- B. THAT A 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. 04702)

4. REZONING: 1166 West Pender Street

An application by Hariri Pontarini Architects was considered as follows:

Summary: To rezone 1166 West Pender Street from Downtown District (DD) District to CD-1 (Comprehensive Development) District, to permit the development of a 32-storey office building. A height of 120 metres (393.55 feet) and a floor space ratio (FSR) of 19.4 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 was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 67 pieces of correspondence in support;
- 36 pieces of correspondence and 1 petition with approximately 542 signatures in opposition; and
- 4 pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability presented on the Item and responded to questions.

Applicant Comments

Joanna Kwan, Reliance Properties, provided opening comments.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Norm Taylor, Managing Director, CBRE Limited
- Charles Gauthier, President and CEO, Downtown Vancouver BIA
- Alan Fetherstonhaugh
- Nicole Majorkiewicz

The following spoke in opposition of the application:

- Rudy Zaepernick
- Janine Skafffeld
- Basaf Afkhami

The speakers list and receipt of public comments closed at 7:22 pm on July 9, 2019.

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

- A. THAT the application by Hariri Pontarini Architects, on behalf of 1166 Pender Holdings Ltd. (Reliance Properties), to rezone 1166 West Pender Street [*PID 030-250-722; Parcel A (Being a consolidation of lots 7 and 8, See CA6291851) Block 16 District Lot 185 New Westminster District Plan VAP 92*] from Downtown District (DD) to CD-1 (Comprehensive Development) District, to increase the floor

space ratio from 9.0 to 19.4 to allow for the construction of a 32-storey office building with a floor area of 33,575.7 sq. m (361,406 sq. ft.) and building height of 120.0 m (393.55 ft.), generally as presented in Appendix A of the Policy Report dated May 14 2019, entitled "CD-1 Rezoning: 1166 West Pender Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Hariri Pontarini Architects and received on January 17, 2019, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development; and

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted Policy Report.

- B. THAT the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated May 14 2019, entitled "CD-1 Rezoning: 1166 West Pender Street", be approved.
- C. THAT subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated May 14 2019, entitled "CD-1 Rezoning: 1166 West Pender Street".
- D. THAT A through C 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. 04703)

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On July 9, Council recessed at 7:43 pm and reconvened at 7:51 pm.

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5. REZONING: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

An application by Strand Development was considered as follows:

Summary: To rezone 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with commercial uses at grade and 121 secured market rental housing units. A height of 21.8 metres (71.5 feet) and a floor space ratio (FSR) of 3.28 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.

At the suggestion of Legal Services, Councillor Carr and Councillor Fry noted they were invited to a walk through along Fraser Street which included the site of the application; however, no discussions regarding the application took place.

At the suggestion of Legal Services, Mayor Stewart noted discussions with MP Don Davies, who is present to speak to the application; however, no discussions regarding the application took place.

Summary of Correspondence

The following correspondence was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 88 pieces of correspondence in support;
- 43 pieces of correspondence in opposition; and
- 5 pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability presented on the item and responded to questions.

Applicant Comments

Riley Mari, Project Team, Strand Development, responded to questions.

Speakers

The Mayor called for speakers for and against the application.

During the hearing of speaker no. 8 on Item 5, it was,

MOVED by Councilor De Genova
SECONDED by Councillor Boyle

THAT Council extend the meeting to conclude asking questions to the current speaker.

CARRIED UNANIMOUSLY

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Council recessed on July 9, 2019, at 10:02 pm, and reconvened on July 11, 2019, at 6:02 pm.

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Prior to hearing speaker no. 9 on July 11, 2019, staff responded to questions previously asked by Council.

The following spoke in support of the application:

- Karim Windsor
- Alex Hemingway
- Daniel Oleksiuk
- Nick Calogeros
- Lucas Berube
- Stefan Krepiakevich
- Alex Burgers
- Sean Keenan, Associate, Avison Young
- Gordon Buntain, Manager, Buntain Insurance
- Rob MacKay-Dunn, VP, Urban Development Institute
- Tamara Taggart
- Ben Samson
- Alexander Wright
- Louie Chou

The following spoke in opposition of the application:

- Michelle Segal
- Lynn Werner
- Don Davies, MP Vancouver Kingsway
- Adam Galey
- Martina Lee
- Ben Mortenson, Associate Professor, Department of Occupational Science and Occupational Therapy, UBC
- Kim McCarthy, Fraser Street Neighbourhood Coalition
- Susan Gill
- Allan Matsalla
- Christie Matsalla

- Norma Hawkinson
- Toby Dent
- Grace McKenzie
- Larry Kazean

The speakers list and receipt of public comments closed at 9:37 pm on July 11, 2019.

Applicant Closing Comments

Riley Mari, Project Team, Strand Development, provided closing comments.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability provided closing comments and responded to additional questions.

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At 9:50 pm, prior to debate, it was

*MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung*

THAT the meeting be extended until 11 pm.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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Following debate and prior to decision, Councillors De Genova, Dominato and Kirby-Yung advised they had reviewed the portion they had missed earlier in the evening on July 11, 2019, and were therefore eligible to vote.

Council Decision

MOVED by Councillor Boyle
SECONDED by Councillor Bligh

- A. THAT the application by Strand Development on behalf of Fraser Street Project Nominee Inc., the registered owner, to rezone:
 - 686-688 East 22nd Avenue [Strata Lots 1 and 2, both of District Lot 301, Strata Plan LMS1594, PIDs 018-953-531 and 018-953-549 respectively];

- 3811-3815 Fraser Street [Strata Lots 1 and 2, both of District Lot 301, Strata Plan LMS 1659, PIDs 019-022-077 and 019-022-085 respectively];
- 3823-3835 Fraser Street [Lot 8 and Amended Lot 9 (see 20971L), both of Block 20, District Lot 301, Plan 187, PIDs 015-629-554 and 015-629-597 respectively]; and
- 3891 Fraser Street and 679 East 23rd Avenue [Amended Lot 10 (see 20871L), Block 20, District Lot 301, Plan 187, PID 004-346-297],

all from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.75 to 3.28 and the building height from 9.2 m (30 ft.) to 21.8 m (71.5 ft.) to permit a mixed-use building with commercial uses at grade and 121 secured market rental housing units, generally as presented in Appendix A of the Policy Report dated May 28, 2019 entitled "CD-1 Rezoning: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Integra Architecture Inc. and received on June 22, 2018, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development; and

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted Policy Report.

- B. THAT if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, of the Policy Report dated May 28, 2019 entitled "CD-1 Rezoning: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the Discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.
- C. THAT the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated May 28, 2019 entitled "CD-1 Rezoning: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue", be approved.
- D. THAT subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated May 28, 2019 entitled "CD-1 Rezoning: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue".
- E. THAT A through D 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 (Vote No. 04729)
(Councillors Carr, Hardwick and Swanson opposed)

6a. REZONING: 749-815 West 49th Avenue

An application by Bosa Properties (West 49th Ave.) Inc. was considered as follows:

Summary: To rezone 749-815 West 49th 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

1 piece of correspondence in opposition was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments.

Applicant Comments

Adrian Lai, Development Manager, Bosa Properties, responded to questions.

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 10:44 pm on July 11, 2019.

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Carr

- A. THAT the application, by Bosa Properties (West 49th Ave.) Inc., the registered owner, to rezone 749-815 West 49th Avenue [*Lot 7 of Lot F, Block 1008 and Lots 8, 9, 10, 11 and 12, Block F of Block 1008, all of District Lot 526, Plan 10991; PIDs: 006-053-611, 009-221-395, 009-221-433, 009-221-450, 009-221-484, 009-221-514 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 May 28, 2019, entitled "Rezoning: 749-815 West 49th Avenue" be approved in principle;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted Policy Report.

- B. THAT subject to enactment of the CD-1 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 May 28, 2019, entitled "Rezoning: 749-815 West 49th Avenue".
- C. THAT A through 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. 04730)

6b. REZONING: 1008 West 47th Ave and 6335-6363 Oak Street

An application by Alabaster Homes was considered as follows:

Summary: To rezone 1008 West 47th Ave and 6335-6363 Oak Street 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

The following correspondence was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 1 piece of correspondence in opposition; and
- 2 pieces of correspondence dealing with other aspects of the application.

Applicant Comments

Tim Potter, Senior Development Manager, Alabaster Homes, provided opening 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 10:52 pm on July 11, 2019.

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Hardwick

- A. THAT the application by Alabaster Homes on behalf of 1148571 B.C. Ltd., the registered owner, to rezone 1008 West 47th Avenue and 6335 - 6363 Oak Street [*Lots 12, 13 and 14, Block 10, District Lot 526, Plan 7908; PIDs: 008-768-625, 010-300-317 and 010-300-333 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 May 28, 2019 entitled "Rezoning: 1008 West 47th Avenue and 6335-6363 Oak Street" be approved in principle;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted Policy 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 May 28, 2019, entitled "Rezoning: 1008 West 47th Avenue and 6335-6363 Oak Street".
- 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. 04731)

6c. REZONING: 930 West 49th Avenue and 6525 Fremlin Street

An application by Alabaster Homes was considered as follows:

Summary: To rezone 930 West 49th Avenue and 6525 Fremlin Street 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

The following correspondence was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 1 piece of correspondence in opposition; and
- 2 pieces of correspondence dealing with other aspects of the application.

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Prior to hearing the speaker, it was

*MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung*

THAT the meeting be extended until 11:15 pm.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

Speakers

The Mayor called for speakers for and against the application.

Selim Causevic spoke in opposition of the application.

The speakers list and receipt of public comments closed at 11 pm on July 11, 2019.

Applicant Closing Comments

Tim Potter, Senior Development Manager, Alabaster Homes, provided closing comments.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor De Genova

- A. THAT the application by Alabaster Homes on behalf of 1125764 B.C. Ltd., the registered owner, to rezone 930 West 49th Avenue and 6525 Fremlin Street [*Lots D and E, both of Block 78, District Lot 526 Plan 9388; PIDs: 009-677-275 and 009-677-283 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 May 28, 2019 entitled "Rezoning: 930 West 49th Avenue and 6525 Fremlin Street" be approved in principle;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted Policy 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 May 28, 2019, entitled "Rezoning: 930 West 49th Avenue and 6525 Fremlin Street".

- 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. 04732)

6d. REZONING: 6808-6888 Ash Street

An application by Shape Architecture was considered as follows:

Summary: To rezone 6808-6888 Ash Street 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

1 piece of correspondence in opposition 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 Services staff responded to questions.

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 11:03 pm on July 11, 2019.

Council Decision

MOVED by Councillor Bligh

SECONDED by Councillor Kirby-Yung

- A. THAT the application by Shape Architecture on behalf of Belford (52nd) Nominee Ltd., the registered owners, to rezone 6808 - 6888 Ash Street [*Lots 11 to 16, all of Block 896, District Lot 526, Plan 10198; PIDs:009-592-636, 009-592-661, 009-592-687, 007-706-375, 009-592-709 and 002-753-367 respectively*], all from RS1 (Single Family) District to RM-8A (Multiple Dwelling) District, generally as presented in Appendix A of the Policy Report dated May 28, 2019 entitled "Rezoning: 6808-6888 Ash Street" be approved in principle;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted Policy 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 May 28, 2019, entitled "Rezoning: 6808-6888 Ash Street".
- 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. 04733)

6e. REZONING: 6908-6968 Ash Street and 575 West 54th Avenue

An application by Shape Architecture was considered as follows:

Summary: To rezone 6908-6968 Ash Street and 575 West 54th 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

1 piece of correspondence in opposition 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 11:05 pm on July 11, 2019.

Council Decision

MOVED by Councillor Boyle

SECONDED by Councillor Carr

- A. THAT the application by Shape Architecture on behalf of f Belford (Ash) Nominee Ltd., the registered owners, to rezone 6908-6968 Ash Street and 575 West 54th Avenue [*Lots 17 to 21, all of Block 896, District Lot 526, Plan 10198; PIDs:009-592-725, 009-592-741, 009-592-750, 009-592-768 and 009-592-776 respectively*], all from RS-1 (Single Family) District to RM-8A (Multiple Dwelling) District, generally as presented in Appendix A of the Policy Report dated May 28, 2019 entitled "Rezoning: 6908-6968 Ash Street and 575 West 54th Avenue" be approved in principle;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted Policy 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 May 28, 2019, entitled "Rezoning: 6908-6968 Ash Street and 575 West 54th 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. 04734)
(Councillor De Genova absent for the vote)

ADJOURNMENT

MOVED by Councillor Bligh
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillor De Genova absent for the vote)

The Public Hearing adjourned at 11:06 pm, on July 11, 2019.

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