



PUBLIC HEARING MINUTES

OCTOBER 22, 2019

A Public Hearing of the City of Vancouver was held on Tuesday, October 22, 2019, at 6:05 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: Tina Penney, Deputy City Clerk
Tina Hildebrandt, 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 Wiebe
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, CD-1, Sign, and Rental Housing Stock Official Development Plan by-laws.

LOST

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

(Councillors De Genova and Dominato absent for the vote)

1. TEXT AMENDMENT: Miscellaneous and Housekeeping Amendments – Zoning and Development By-law, Sign By-law and Rental Housing Stock Official Development Plan By-law

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

Summary: To make miscellaneous amendments to the Zoning and Development By-law, the Rental Housing Stock Official Development Plan, and the Sign By-law in order to improve clarity, update terminology or address inadvertent errors or omissions and to better streamline the development review 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.

Council also had before it a memorandum dated October 22, 2019, from the General Manager of Planning, Urban Design and Sustainability, which provided information in response to questions regarding equity co-ops.

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 6:10 pm.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

- A. THAT Council approve the application to amend the Zoning and Development By-law, generally as set out in Appendix A of the Policy Report, dated September 17, 2019, entitled “Miscellaneous and Housekeeping Amendments - Zoning and Development By-law, Sign By-law and Rental Housing Stock Official Development Plan By-law”, to:
 - (i) amend the definition of Rental Housing Unit in Section 2 to exclude equity co-op units and to clarify requirements for exclusion of stratified buildings;
 - (ii) amend Section 4.17.43 (e) of the RS-6 and the RS-7 District Schedule to add periods that were inadvertently omitted;
 - (iii) amend Section 2.2.1.A of the RT-5 and RT-5N Districts Schedule to correct an error in numbering; and
 - (iv) amend Section 2.2.2 of the C-5, C-5A and C-6 Districts Schedule to delete a section that is no longer in use.

- B. THAT Council approve the application to amend the Sign By-law, generally as set out in Appendix B of the Policy Report dated September 17, 2019, entitled “Miscellaneous and Housekeeping Amendments - Zoning and Development By-law, Sign By-law and Rental Housing Stock Official Development Plan By-law”, to:
 - (i) amend Section 1.3 to delete duplication of a definition;
 - (ii) amend Section 12.20 to correct an incorrect building corner reference; and
 - (iii) amend Sections 9.3, 10.3, 11.3, 12.3, 13.3 and 14.3 to align awning sign regulations with the Vancouver Building By-law.

- C. THAT Council approve the application to amend the Rental Housing Stock Official Development By-law, generally as set out in Appendix C of the Policy Report dated September 17, 2019, entitled “Miscellaneous and Housekeeping Amendments - Zoning and Development By-law, Sign By-law and Rental Housing Stock Official Development Plan By-law”, to:
 - (i) amend the definition in Section 1.1 to exclude equity co-op units and to clarify requirements for exclusion of strata-titled buildings.

CARRIED UNANIMOUSLY (Vote No. 05016)

2. TEXT AMENDMENT: 3560-3570 Hull Street and 2070-2090 East 20th Avenue

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

Summary: To amend CD-1 (738) for 3560-3570 Hull Street and 2070-2090 East 20th Avenue to correct the site area in the by-law. The amendment would achieve the intent of the initial rezoning approval.

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 6:13 pm.

Council Decision

MOVED by Councillor Carr
SECONDED by Councillor Boyle

THAT Council approve the application to amend CD-1 (Comprehensive Development) District (738) By-law No. 12537 for 3560-3570 Hull Street and 2070-2090 East 20th Avenue [*PID: 030-882-621, Lot A Block 16 District Lot 195 Group 1 New Westminster District Plan EPP86002*] to correct the site area, generally in accordance with Appendix A of the Policy Report dated September 17, 2019, entitled "CD-1 Text Amendment: 3560-3570 Hull Street and 2070-2090 East 20th Avenue".

CARRIED UNANIMOUSLY (Vote No. 05017)
(Councillors De Genova and Kirby-Yung absent for the vote)

3. REZONING: 1002 Station Street and 250-310 Prior Street (New St. Paul's Hospital and Health Campus)

An application by IBI Group Inc. on behalf of Providence Health Care Society was considered as follows:

Summary: To rezone 1002 Station Street and 250-310 Prior Street from 1-3 (Industrial) and I-2 (Industrial) Districts to CD-1 (Comprehensive Development) District to allow for a New St. Paul's Hospital and Health Campus including institutional, office, research, hotel, retail-service, and Indigenous cultural uses, along with limited rental housing for health care workers. The proposal includes a new public plaza and two child care facilities. Proposed building heights generally range from 24 to 61 metres. Total floor area proposed is 312,074 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:

- 2 pieces of correspondence in support; and
- 153 pieces of correspondence and one petition with 700 signatures in opposition.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability reviewed the application and, along with staff from Engineering Services responded to questions.

Applicant Comments

Dr. Jeff Pike, Physician Director, Clinical Planning, Providence Health Care; Tony Gill, Architect, IBI Group; and Angie Woo, Facilities Management, Fraser Health, provided an overview of the application and, along with other members of the applicant team, responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Tamara Komuniecki
- Neil Fowler
- Paul Hollands
- Dr. Don Sin
- Scott Wilson
- Jeff Vopni
- Alisha Masongsong, Acting Director, Exchange Inner City

The following spoke in opposition to the application:

- Patricia Kendall
- Laura-Leah Shaw
- Lana Simon
- Kingston Walters
- Fely Gotia-Walters
- Larry Bengé
- Nathan Davidowicz

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At 9:55 pm, during the hearing of speakers, it was

*MOVED by Councillor Bligh
SECONDED by Councillor Wiebe*

THAT the meeting be extended to complete the business.

*LOST HAVING NOT
RECEIVED UNANIMOUS CONSENT
(Councillor Hardwick opposed)*

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Subsequently, at 9:59 pm, it was

*MOVED by Councillor Carr
SECONDED by Councillor Bligh*

THAT the meeting be extended to complete hearing from speakers.

CARRIED UNANIMOUSLY

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The speakers list and receipt of public comments closed at 10:04 pm.

Council Decision

*MOVED by Councillor Carr
SECONDED by Councillor Wiebe*

*THAT Council refer closing comments, discussion and decision on Item 3. REZONING:
1002 Station Street and 250-310 Prior Street (New St. Paul's Hospital and Health
Campus), to the Regular Council meeting on November 5, 2019, as Unfinished
Business.*

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:07 pm.

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