



PUBLIC HEARING MINUTES

MAY 26, 2020

A Public Hearing of the City of Vancouver was held on Tuesday, May 26, 2020, at 6:15 pm, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened by electronic means as authorized under the *Order of the Minister of Public Safety and Solicitor General of the Province of British Columbia – Emergency Program Act, Ministerial Order No. M139*.

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 CLERK'S OFFICE:

- Rosemary Hagiwara, Acting City Clerk
- Tina Penney, Deputy 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 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.

1. REZONING: 619-685 West Hastings Street

An application by MCM Partnership was considered as follows:

Summary: To rezone 619-685 West Hastings Street from DD (Downtown District) to CD-1 (Comprehensive Development) District, to permit the development of a 28-storey office building, along with retention of the 1929 A-listed heritage Royal Bank Tower at 675 West Hastings Street and heritage designation of the building's exterior. A building, a height of 110.46 metres (362.4 feet) and a floor space ratio (FSR) of 25.5 for the office building 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:

- 2 pieces of correspondence in support; and
- 2 pieces of correspondence in opposition.

Staff Opening Comments

Planning, Urban Design and Sustainability staff provided a presentation and responded to questions.

Applicant Comments

The applicant team provided a presentation and responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Charles Gauthier

The speakers list and receipt of public comments closed at 7:13 pm.

Council Decision

MOVED by Councillor Hardwick
SECONDED by Councillor Kirby-Yung

- A. THAT the application by MCM Partnership, on behalf of Permanent Enterprises Limited, the registered owner, to rezone 619-623 West Hastings Street [Lots 16 and 17 of Block 14 District Lot 541 Plan 210; PIDs 015-509-508 and 015-509-524 respectively] and 675 685 West Hastings Street [Lots 18 to 20 of Block 14 District Lot 541 Plan 210; PIDs 015-509-541, 015-509-567 and 015-509-583 respectively] from DD (Downtown District) to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 9.0 to 25.5 at 619-623 West Hastings Street to allow for the construction of a 28-storey office building with a floor area of 14,756 sq. m (158,837 sq. ft.), together with retention

of the 1929 A-listed heritage Royal Bank Tower at 675 West Hastings Street and heritage designation of the building's exterior, generally as presented in Appendix A of the Referral Report dated February 25, 2020, entitled "CD-1 Rezoning at 619-685 West Hastings Street and Heritage Designation at 675 West Hastings Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MCM Partners Architects and received on October 27, 2016, 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 report.

- B. THAT Council instruct the Director of Legal Services to bring forward for enactment pursuant to Section 593 and Section 594 of the *Vancouver Charter* a by-law to designate the exterior of the heritage building at 675 West Hastings Street [Lots 18 to 20 of Block 14 District Lot 541 Plan 210; PIDs 015- 509-541, 015-509-567 and 015-509-583 respectively] as protected heritage property, generally as set out in Appendix C of the Referral Report dated February 25, 2020, entitled "CD-1 Rezoning at 619-685 West Hastings Street and Heritage Designation at 675 West Hastings Street".
- 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 Referral Report dated February 25, 2020, entitled "CD-1 Rezoning at 619-685 West Hastings Street and Heritage Designation at 675 West Hastings Street", 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 Referral Report dated February 25, 2020, entitled "CD-1 Rezoning at 619-685 West Hastings Street and Heritage Designation at 675 West Hastings Street".
- 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 UNANIMOUSLY (Vote No. 05938)

2. REZONING: 631-635 Commercial Drive

An application by Brook Pooni Associates was considered as follows:

Summary: To rezone 631-635 Commercial Drive from RM-4N (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit Retail and Service uses, including Restaurant – Class 1, at the ground level in an existing mixed residential-commercial building with grandfathered, legal non-conforming uses at grade. No changes to the existing form of development 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:

- 9 pieces of correspondence in support.

Staff Opening Comments

Planning, Urban Design and Sustainability staff provided a presentation and responded to questions.

Applicant Comments

The applicant team provided a presentation and responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Lou Poskitt
- Paul Phalen

The following provided general comments on the application:

- Stephen Bohus

The speakers list and receipt of public comments closed at 7:59 pm.

Staff Closing Comments

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

Council Decision

MOVED by Councillor De Genova

SECONDED by Councillor Fry

- A. THAT the application by Brook Pooni Associates, on behalf of 631 Commercial Drive Holdings Ltd., the registered owner, to rezone 631-635 Commercial Drive [Lot 1 (Reference Plan 1808) of Lot C of Lot 12, and Lot D of Lot 12, both of Block D, District Lot 183, Plan 3137; PIDs: 013-108-557 and 013-108-565 respectively] from RM-4N (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit Retail and Service uses, including Restaurant – Class 1, at the ground level in an existing mixed residential-commercial building with grandfathered, legal non-conforming uses at grade, generally as presented in Appendix A of the Referral Report dated February 25, 2020, entitled “CD-1 Rezoning: 631-635 Commercial Drive” be approved in principle;

FURTHER THAT the existing form of development, as represented in drawings by Johnston Davidson Architecture and Planning received August 1, 2019 and as shown in Appendix D of the above-noted report also be approved;

AND FURTHER THAT the approval of the application be subject to the Conditions of By-law Enactment contained in Appendix B of the above-noted 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 Referral Report dated February 25, 2020, entitled “CD-1 Rezoning: 631-635 Commercial Drive”, 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 Referral Report dated February 25, 2020, entitled “CD-1 Rezoning: 631-635 Commercial Drive”.
- 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. 05939)

3. REZONING: 443 Seymour Street

An application by Chris Dikeakos Architects Inc. was considered as follows:

Summary: To rezone 443 Seymour Street from DD (Downtown District) to CD-1 (Comprehensive Development) District, to permit the development of a 29-storey commercial office building. A building height of 104.8 metres (343.9 feet) and a floor space ratio (FSR) of 22.47 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:

- 19 pieces of correspondence in support; and
- 5 pieces of correspondence in opposition.

Staff Opening Comments

Planning, Urban Design and Sustainability staff provided a presentation and responded to questions.

Applicant Comments

The applicant team provided a presentation and responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Charles Gauthier
- Maury D. Dubuque
- Melissa Higgs

The following provided general comments on the application:

- Pat Harrington

The speakers list and receipt of public comments closed at 8:55 pm.

Council Decision

MOVED by Councillor Bligh

SECONDED by Councillor De Genova

- A. THAT the application by Chris Dikeakos Architects Inc., on behalf of 601 West Pender Holdings Ltd. (Reliance Properties), to rezone 443 Seymour Street [PID 015-612-694; Lot B (Explanatory Plan 9806) Block 23 District Lot 541 Plan 210] from Downtown District (DD) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 9.00 to 22.47 to allow construction of a 29-storey commercial office building with a total floor area of 39,036.5 sq. m (420,199 sq. ft.) and building height of 104.8 m (343.9 ft.), generally as presented in Appendix A of the Referral Report dated March 20, 2020, entitled "CD-1 Rezoning: 443 Seymour Street" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Chris Dikeakos Architects Inc., and received on November 1, 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 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 Referral Report dated March 20, 2020, entitled "CD-1 Rezoning: 443 Seymour 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 Referral Report dated March 20, 2020, entitled "CD-1 Rezoning: 443 Seymour 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. 05940)

4. REZONING: 2776 Semlin Drive and 2025 East 12th Avenue

An application by Colliers International was considered as follows:

Summary: To rezone 2776 Semlin Drive and 2025 East 12 Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with 104 social housing units and a church. A building height of 19.8 metres (65 feet) and a floor space ratio (FSR) of 2.55 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 May 14, 2020, from Gil Kelley, General Manager, Planning, Urban Design and Sustainability, that informed Council of the deletion of the recommendation pertaining to a Sign By-law amendment.

It noted the Referral Report dated February 25, 2020, entitled "CD-1 Rezoning: 2776 Semlin Drive and 2025 East 12th Avenue" contained the following recommendation which is not required for this application:

- D. THAT, subject to enactment of the CD-1 By-law, the Sign By-law be amended generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Sign By-law at the time of enactment of the CD-1 By-law.

After referral, staff determined that the Sign By-law already provides for signs related to Church uses and that a Sign By-law amendment would not be needed to include the proposed CD-1 By-law.

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:

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

Staff Opening Comments

Planning, Urban Design and Sustainability staff provided a presentation and responded to questions.

Applicant Comments

The applicant team provided a presentation and responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Barbara Anderson
- Raquel Boleza
- Mayon Marcelino
- Peer-Daniel Krause
- Jesse Martyn
- Nathan Allen
- Larissa Ardis
- Trevor Vanderveen
- Ken Paquette

The following spoke in opposition of the application:

- Stephen Bohus

The speakers list and receipt of public comments closed at 10:43 pm.

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During the hearing of speakers, at 9:55 pm, it was

MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT Council complete hearing from speakers, and close the speakers list and receipt of public comments;

FURTHER THAT Council refer staff and applicant closing comments, debate and decision, to the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, May 27, 2020, at 9:30 am.

CARRIED
(Councillor Kirby-Yung opposed)
(Councillor Hardwick abstained from the vote)

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ADJOURNMENT

MOVED by Councillor De Genova
SECONDED by Councillor Fry

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:45 pm.

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