



## PUBLIC HEARING MINUTES

JULY 7, 2020

A Public Hearing of the City of Vancouver was held on Tuesday, July 7, 2020, at 6:25 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. M192*.

**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:**

- Tina Penney, Deputy City Clerk
- Tamarra Wong, 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. **CD-1 Rezoning: 1111-1123 Kingsway**

An application by 1076164 B.C. Ltd. (Peterson Group) was considered as follows:

Summary: To rezone 1111-1123 Kingsway from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a 14-storey, mixed-use building with commercial uses at grade and 131 secured rental housing units, of which 20 per cent of the residential floor area will be reserved as moderate-income units. A height of 44.2 metres (145 feet) and a floor space ratio (FSR) of 5.58 are recommended.

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:

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

### **Staff Opening Comments**

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

### **Applicant Comments**

Peter Odegaard, Architect, MCM, provided a presentation.

### **Speakers**

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Kelly Hager
- Kosta Segounis
- Michael Buchan
- Ronald Lau
- Elise Spearing
- Carey Buntain
- Pawel Szydlowski
- Abraham Cheung
- Shawnessy Luke
- Craig Patterson
- Brennan Finley
- Karim Winsor
- Scott de Lange Boom

The following spoke in opposition of the application:

- Zachary Hyde

- Kelly Talayco
- Ann Stewart Hunter
- Connor Stewart Hunter

The Mayor called for additional speakers for and against the application:

The following spoke in support of the application:

- Yosh Koshara
- Rebecca Chaster

The speakers list and receipt of public comments closed at 8:27 pm.

### **Council Decision**

MOVED by Councillor De Genova  
SECONDED by Councillor Boyle

- A. THAT the application by 1076164 B.C. Ltd. (Peterson Group), the registered owner of the lands located at 1111-1123 Kingsway [*Lot V, Block 58, District Lot 301, Group 1, Plan 21267, PID 007-643-888; and Lot L, Block 58, District Lot 301, Plan 3257, PID 013-023-667*], to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 2.5 to 5.58 and building height from 13.8 m (45.3 ft.) to 44.2 m (145 ft.) for the development of a 14-storey mixed-use building, with 131 secured rental housing units, of which 20 per cent of the residential floor area will be secured as moderate income units, generally as presented in Appendix A of the Referral Report dated April 14, 2020, entitled "CD-1 Rezoning: 1111-1123 Kingsway", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell Mackey Partnership and received on July 5, 2019, with revisions submitted on December 12, 2019 and January 23, 2020, 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 Referral Report.

- B. THAT, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report, dated April 14, 2020, entitled "CD-1 Rezoning: 1111-1123 Kingsway", 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 Planning, Urban Design and Sustainability.

- 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 April 14, 2020, entitled "CD-1 Rezoning: 1111-1123 Kingsway", 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 April 14, 2020, entitled "CD-1 Rezoning: 1111-1123 Kingsway".
- 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. 06183)  
(Councillors Hardwick and Swanson opposed)

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*Council recessed at 8:49 pm and reconvened at 8:55 pm.*

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## **2. 3350 Marine Way and 3565 Sawmill Crescent - Amendments to CD-1 (566) and East Fraser Lands Official Development Plan**

An application by Park Lane River District Developments Ltd. (Wesgroup Properties) was considered as follows:

Summary: To amend the CD-1 (566) (Comprehensive Development) District and the East Fraser Lands Official Development Plan by-laws to permit secured rental housing and retail uses on Parcels 14 and 19 with no additional floor area, and to increase Parcel 19 floor area by 1,858 square metres (20,000 square feet) to permit a community energy centre. The proposal includes moving the 49-space childcare centre from Parcel 19 to an alternative location in East Fraser Lands.

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**

Since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments, Council has received eight pieces of correspondence in opposition to the application.

### **Staff Opening Comments**

Staff from Planning, Urban Design and Sustainability provided a presentation and along with staff from Engineering Services, responded to questions.

### **Applicant Comments**

Brad Jones, Vice President of Development, Wesgroup Properties, responded to questions.

### **Speakers**

The Mayor called for speakers for and against the application.

The following spoke to other aspects of the application, providing comments on the delay of child care development in the East Fraser Lands:

- Sharon Gregson

The speakers list and receipt of public comments closed at 9:25 pm.

### **Applicant Closing Comments**

The applicant provided brief closing comments.

### **Staff Closing Comments**

Staff from Planning, Urban Design and Sustainability provided closing comments.

## Council Decision

MOVED by Councillor Bligh  
SECONDED by Councillor Carr

- A. THAT the application by Park Lane River District Developments Ltd. (Wesgroup Properties) to amend CD-1 (566) By-law No. 10941 to achieve the following changes in Area 1, generally as presented in Appendix A of the Referral Report dated May 5, 2020, entitled "3350 Marine Way and 3565 Sawmill Crescent - Amendments to CD-1 (566) and East Fraser Lands Official Development Plan", be approved in principle;
- (i) Amendments to allow secured market rental housing use and retail uses on Parcels 14 and 19 (sub-area 2);
  - (ii) Increase floor area by 1,858 sq. m. (20,000 sq. ft.) to permit a community energy centre on Parcel 19; and
  - (iii) Move the 49-space childcare centre from Parcel 19 to an alternative location in East Fraser Lands;

FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix C of the above-noted Referral Report.

- B. THAT the consequential amendment to the East Fraser Lands Official Development Plan By-law No. 9393, generally in accordance with Appendix B of the Referral Report dated May 5, 2020, entitled "3350 Marine Way and 3565 Sawmill Crescent - Amendments to CD-1 (566) and East Fraser Lands Official Development Plan" also be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the by-law to amend the East Fraser Lands Official Development Plan By-law, at the time of enactment of the by-law to amend CD-1 (566) By-law No. 10941.

- C. THAT, subject to approval of the amendment to CD-1 (566) By-law No. 10941, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council adoption, at the time of enactment of the amending by-law, updates to the East Fraser Lands Phase 1 Design Guidelines, generally as presented in Appendix D of the Referral Report dated May 5, 2020, entitled "3350 Marine Way and 3565 Sawmill Crescent - Amendments to CD-1 (566) and East Fraser Lands Official Development Plan".
- D. 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 expenditures 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 sole 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.

amended

AMENDMENT MOVED by Councillor Swanson  
SECONDED by Councillor Bligh

THAT the following be added as E:

THAT Council ask staff to expedite the creation of childcare spaces in the East Fraser Lands and report back by Q4 on how this can be done.

CARRIED UNANIMOUSLY (Vote No. 06184)  
(Councillor De Genova abstained from the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 06185).

### **3. Amendments to the False Creek Area Development Plan for Area 10B**

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

Summary: To amend the False Creek Area Development Plan for Area 10B (Area Development Plan) to create a new Development Area for the site located at 1595 West 2nd Avenue. The amendments would permit the future development of a six-storey affordable rental residential building with commercial uses on the ground floor.

The General Manager of Planning, Urban Design and Sustainability recommended approval.

#### **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;
- 14 pieces of correspondence in opposition; and
- 2 pieces of correspondence dealing with other aspects of the application.

## **Staff Opening Comments**

Staff from Planning, Urban Design and Sustainability provided a presentation.

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*Following staff's presentation, it was*

*MOVED by Councillor Carr*

*SECONDED by Councillor De Genova*

*THAT the meeting be extended past 10 pm to complete hearing from speakers and refer questions to staff, debate and decision to the Council meeting following the Standing Committee on City Finance and Services meeting on July 8, 2020.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

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## **Speakers**

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Christopher Whyte

The following spoke in opposition of the application:

- Pat Jacobsen
- Arnold Silber

The following provided general comments on the application:

- Johannes van der Slagt

The speakers list and receipt of public comments closed at 10:28 pm.

## **ADJOURNMENT**

MOVED by Councillor Hardwick

SECONDED by Councillor Kirby-Yung

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:29 pm.

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