



## PUBLIC HEARING MINUTES

JULY 9, 10 AND 14, 2020

A Public Hearing of the City of Vancouver was held on Thursday, July 9, 2020, at 6 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. Subsequently the Public Hearing reconvened on Friday, July 10, 2020, at 9:30 am, and Tuesday, July 14, 2020, at 1:07 pm.

**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

**ABSENT:** Councillor Kirby-Yung (Leave of Absence – July 10, 2020)

**CITY MANAGER'S OFFICE:** Sadhu Johnston, City Manager

**CITY CLERK'S OFFICE:** Tina Penney, Deputy 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.

#### 1. **CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)**

An application by IBI Group was considered as follows:

**Summary:** To amend CD-1 (708) (Comprehensive Development) District for 2538 Birch Street (formerly 1296 West Broadway) to permit a taller mixed-use building (27 storeys with a mezzanine) with approximately 258 secured rental housing units, of which 22 per cent of the residential floor area will be reserved as

moderate-income units. An increase to the permitted floor space ratio (FSR) from 7.07 to 10.55 and an increase to the maximum building height from 52.14 metres (171.1 feet) to 86.19 metres (282.78 feet) 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:

- 542 pieces of correspondence in support;
- 417 pieces of correspondence in opposition (including one petition with 685 signatures, one electronic petition and one petition with 45 signatures); and
- 2 pieces of correspondence dealing with other aspects of the application.

### **Staff Opening Comments**

Planning, Urban Design and Sustainability staff provided a presentation on the application and along with Engineering Services staff responded to questions.

### **Applicant Opening Comments**

Anthony Pappajohn, Jameson Development Corp along with Tony Wai, IBI Group and Debra Sparrow, Musqueam Weaver, Artist and Knowledge Keeper, provided a presentation and responded to questions.

On July 9, 2020, at 7:47 pm, it was,

MOVED by Councillor Hardwick  
SECONDED by Councillor Dominato

THAT Council enter into a second round of questions to staff and the applicant.

CARRIED UNANIMOUSLY

### **Speakers**

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Charles Gauthier, President and CEO, Downtown Vancouver BIA  
Viktor Chuvyakov  
Michael Mortensen

Ivy Haisell, Executive Director, South Granville BIA  
Della Chow  
Robert Remy  
Scott de Lange Boom  
Reilly Wood  
Jon Stovell  
Anthony Letvinchuk  
Michael Lee  
Qasim Nathoo, Director of Brand & Marketing, Small Victory Bakery  
Oliver South  
Avery Mann  
Edmond Chan, Physician, BC Children's Hospital  
Peter McGee, Owner, Stable House  
Stepan Vdovine  
Doug Purdy, President of LPA Development  
Marc Maccaull  
Marwan Bakri  
Celine McRae-Handy  
Peter Waldkirch  
Devon Hussack  
Ian Robertson  
Shannon Tolleson  
Mark Pope  
Mike Benn  
David Lowy  
Ray Townsend  
Rebecca Hartley  
Mira Oreck  
Robin Fan  
Arsen Krekovic  
John Henderson  
David Wilson  
James Don  
Stewart Smith  
Touraj Manshadi  
Owen Brady

The following spoke in opposition of the application:

Jane Elizabeth Frost  
Kathy Hochachka  
Peter Driessen  
Ian Crook  
Stephen Bohus  
Joan M. Bunn  
Margaret Robinson  
Ron Sterne  
Cyrus Boelman  
James Pammenter  
Kathleen Duffield  
John Haylock, Participant, Burrard Slopes Stakeholders Association  
Caroline Krause

Kathleen Emerson  
Anne Creaser  
Lynda Tierney  
Tristan Dyke  
Ian Poole  
Janis Hamilton  
Margeaux Nicholas  
Sean Nardi  
Colette Rustad  
Maureen Charron  
Paula Ford  
Virginia Richards  
Carole Appleby  
Barbara May  
Maura Brown  
Anna Holeton  
Brian Gessner, on behalf of President, Marbella  
Larry Benge, Co-chair, Coalition of Vancouver Neighbourhoods  
Leslie Stewart  
Elizabeth Murphy  
Sean Cassidy  
Barr Saunders  
Tony Hui  
David Garnder  
Evonne Gromula  
Helsa Nothof  
Jan Pierce  
Elizabeth Payne

The following provided general comments on the application:

Vik Khanna

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*On July 9, 2020 at 9:57 pm, it was*

*MOVED by Councillor De Genova  
SECONDED by Councillor Carr*

*THAT the meeting be extended past 10 pm in order to finish hearing the current speaker  
before recessing the meeting.*

*CARRIED UNANIMOUSLY*

*On July 9, 2020, Council recessed at 9:54 pm, and  
reconvened on July 10, 2020, at 9:30 am.*

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*On July 10, 2020, at 11:59 am, it was*

*MOVED by Councillor Hardwick  
SECONDED by Councillor Bligh*

*THAT the meeting be extended past noon in order to finish hearing from the current speaker.*

*CARRIED UNANIMOUSLY  
(Councillor De Genova absent for the vote)*

*On July 10, 2020, Council recessed at 12:03 pm, and reconvened at 1:05 pm, with Councillor Fry in the Chair. Subsequently at 3 pm, Mayor Stewart returned to the meeting and resumed the Chair.*

*On July 10, 2020, at 4:51 pm, it was*

*MOVED by Councillor Dominato  
SECONDED by Councillor Wiebe*

*THAT the meeting be extended past 5 pm in order to conclude hearing from all speakers.*

*CARRIED UNANIMOUSLY  
(Councillor Boyle absent for the vote)*

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On July 10, 2020, the speakers list closed at 5:05 pm. The receipt of public comments closed at 5:20 pm.

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*On July 10, 2020, Council recessed at 5:06 pm, and reconvened on July 14, 2020, at 1:07 pm.*

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On July 14, 2020, Councillors Boyle, De Genova and Mayor Stewart advised they had reviewed portions of the Public Hearing that they had missed on Friday, July 10, 2020.

On July 14, 2020, at 1:14 pm, it was,

REFERRAL MOVED by Councillor Boyle  
SECONDED by Councillor Bligh

THAT Council ask questions of staff and refer closing comments, and debate and decision to the Council meeting on July 21, 2020, as Unfinished Business.

amended

AMENDMENT MOVED by Councillor De Genova  
SECONDED by Councillor Bligh

THAT Council strike the proposed referral and substitute with the following:

THAT Council refer questions of staff, closing comments, and debate and decision to the Council meeting on July 21, 2020, as Unfinished Business.

CARRIED (Vote No. 06217)  
(Councillors Hardwick, Kirby-Yung and Swanson opposed)

The amendment having carried, the motion as amended was put and CARRIED (Vote No. 06218) with Councillors Bligh, Hardwick and Kirby-Yung opposed and Councillor Dominato abstaining from the vote.

## **ADJOURNMENT**

MOVED by Councillor Carr  
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned on July 14, 2020, at 1:50 pm.

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