



PUBLIC HEARING MINUTES

SEPTEMBER 17 AND 30, 2020

A Public Hearing of the City of Vancouver was held on Thursday, September 17, 2020, at 6:06 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting reconvened on Wednesday, September 30, 2020, at 3:04 pm. 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* (Leave of Absence from
3:30 - 5:30 pm for Civic Business, September 30, 2020)
Councillor Jean Swanson
Councillor Michael Wiebe

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
Denise Swanston, 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 Rezoning: 601 Beach Crescent

An application by GBL Architects was considered as follows:

Summary: To rezone 601 Beach Crescent from the existing CD-1 (366) (Comprehensive Development) District to a new CD-1 (Comprehensive Development) District to permit the development of a 55-storey residential mixed-use building,

containing 303 market strata-titled units and 152 social housing units. A height of 163 m (535 ft.) and a maximum total floor area of 43,745 sq. m (470,867 sq. ft.) 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 September 16, 2020, entitled “CD-1 Rezoning: 601 Beach Crescent – additional Engineering condition”, from the General Manager of Planning, Urban Design and Sustainability which outlined an additional condition of enactment for the item as follows:

FURTHER THAT the Conditions of Approval be amended to include the following condition after condition 2.11:

2.11A Enter into a legal agreement whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the upgrade contemplated by condition 2.11(c), which upgrade requires the applicant to provide excess or extended services.”

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:

- 39 pieces of correspondence in support;
- 70 pieces of correspondence in opposition, including two petitions with a total of 306 names; and
- four pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

Staff from Planning Urban Design and Sustainability presented an overview of the application and, along with staff from Engineering Services, Real Estate and Facilities Management, Legal Services, as well as the City Manager, responded to questions.

Applicant Comments

Kandice Kwok, Founder / Director, JYOM, provided opening comments on the application and, along with the applicant team, responded to questions.

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On September 17, 2020, at 7:05 pm, it was,

*MOVED by Councillor Kirby-Yung
SECONDED by Councillor Hardwick*

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

CARRIED UNANIMOUSLY

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Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Richard Tam
- Charles Gauthier
- Sean De Vries
- Jan Beare
- Devon Hussack
- David Hutniak, CEO, Landlord BC
- Rebecca Hartley
- Oliver South

The following spoke in opposition of the application:

- Judith McMillan
- Michael Biskar
- Daphne Harwood
- David Brook
- Susan Abs
- Ross Lam
- John Provost
- Stuart Dee
- Nicolas Schmitt
- Neda Jevtic
- John Cassidy

The speakers list and receipt of public comments closed on September 17, 2020, at 9:36 pm.

Applicant Closing Comments

The applicant team provided brief closing comments and responded to an earlier question from Council.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability, Engineering Services, Legal Services and Real Estate and Facilities Management, along with the City Manager, responded to additional questions from Council.

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On September 17, 2020, at 9:52 pm, it was,

*MOVED by Councillor De Genova
SECONDED by Councillor Hardwick*

THAT the meeting continue until 10 pm and then recess until September 30, 2020, at 3 pm, to continue with staff closing comments and debate and decision.

CARRIED UNANIMOUSLY

On September 17, 2020, Council recessed at 9:57 pm, and reconvened on September 30, 2020, at 3:04 pm.

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On September 30, 2020, staff from Planning, Urban Design and Sustainability (PDS) responded to questions previously submitted by Council. Subsequently, staff from PDS, Engineering Services, Legal Services, Real Estate and Facilities Management, and Arts, Culture and Community Services, responded to additional questions from Council.

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Following the first round of questions, it was,

*MOVED by Councillor De Genova
SECONDED by Councillor Fry*

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

CARRIED UNANIMOUSLY
(Councillor Kirby-Yung absent for the vote)

Following the second round of questions, it was,

*MOVED by Councillor De Genova
SECONDED by Councillor Carr*

THAT Council enter into a third round of questions to staff.

*CARRIED UNANIMOUSLY
(Councillor Kirby-Yung absent for the vote)*

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Council Decision

MOVED by Councillor Wiebe
SECONDED by Councillor Boyle

- A. THAT the application, by GBL Architects on behalf of Pinnacle International Lands Inc., to rezone 601 Beach Crescent [PID 024-636-282; Lot 259 False Creek Group 1, New Westminster District Plan LMP 43682], from CD-1 (366) to a new CD-1 (Comprehensive Development) District to increase the permitted floor area from 17,338.9 sq. m to 43,745.6 sq. m (186,641 sq. ft. to 470,889 sq. ft.) and the building height from 110 m to 163 m (361 ft. to 535 ft.) to permit the development of a 55-storey residential mixed-use building with 2,310.6 sq. m (24,872 sq. ft.) of commercial uses at grade, which would contain 152 social housing units and 303 market strata housing units, generally as presented in Appendix A of the Referral Report dated June 24, 2020, entitled "CD-1 Rezoning: 601 Beach Crescent", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects and received on September 24, 2018, and supplemented by revised plans prepared by GBL Architects dated October 22, 2019, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above noted Referral Report;

AND FURTHER THAT the Conditions of Approval be amended to include the following condition after condition 2.11:

2.11A Enter into a legal agreement whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the upgrade contemplated by condition 2.11(c), which upgrade requires the applicant to provide excess or extended services.

- B. THAT, if the application for 601 Beach Crescent is approved, the consequential amendment to remove the site from CD-1 (366) By-law No. 7675 and adjust the by-law's maximum housing units and residential floor area correspondingly, generally as set out in Appendix C of the Referral Report dated June 24, 2020, entitled "CD-1 Rezoning: 601 Beach Crescent", be approved in principle.
- C. THAT, if the application is referred to a Public Hearing, the consequential amendment to the False Creek North Official Development Plan By-law to increase the maximum housing units and residential floor area for Area 1, generally as set out in Appendix C of the Referral Report dated June 24, 2020, entitled "CD-1 Rezoning: 601 Beach Crescent", be approved in principle.
- D. THAT, if after Public Hearing Council approves in principle the rezoning and the Housing Agreement described in Appendix B of the Referral Report dated June 24, 2020, entitled "CD-1 Rezoning: 601 Beach Crescent", 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.
- E. 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 June 24, 2020, entitled "CD-1 Rezoning: 601 Beach Crescent", be approved.
- F. 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 June 24, 2020, entitled "CD-1 Rezoning: 601 Beach Crescent".
- G. THAT A through F 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

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Hardwick

THAT Council refer this project back to work with staff to consider options possible for rental housing, in addition to the 153 turnkey units of social housing to be delivered to the City of Vancouver;

FURTHER THAT Council direct staff to follow the public hearing process, to bring an application with this consideration back to Council as soon as possible.

LOST (Vote No. 06404)
(Councillors Bligh, Boyle, Carr, Fry, Swanson, Wiebe and Mayor Stewart opposed)
(Councillor Kirby-Yung absent for the vote)

At 4:19 pm, the Mayor relinquished the Chair to Deputy Mayor Carr in order to participate in debate; following the Mayor's comments, he resumed the roll of Chair.

At 4:34 pm, the Mayor relinquished the Chair to Deputy Mayor Carr in order to provide closing comments on the item and, subsequently, resumed the roll of Chair.

The referral having lost, the motion was put and CARRIED (Vote No. 06405) with Councillors De Genova and Hardwick opposed and Councillor Kirby-Yung absent for the vote.

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillor Kirby-Yung absent for the vote)

The Public Hearing adjourned on September 30, 2020, at 4:37 pm.

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