



PUBLIC HEARING MINUTES

DECEMBER 8, 2020

A Public Hearing of the City of Vancouver was held on Tuesday, December 8, 2020, at 6:18 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*, updated 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
- Bonnie Kennett, 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. Updated Zoning Regulations for Zero Emissions Residential Buildings

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

Summary: To amend the Zoning and Development By-law for one-storey to three-storey residential buildings to allow the Director of Planning to exclude up to 2.3 sq. m per dwelling unit from floor area, to accommodate zero emissions mechanical equipment for heating or hot water, and to permit an additional 0.15 m in height if the roof contains at least 0.35 m of insulation.

The General Manager, 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.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability reviewed the application and responded to questions.

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 6:35 pm.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability responded to additional questions.

Council Decision

MOVED by Councillor Carr
SECONDED by Councillor Boyle

THAT the application to amend the Zoning and Development By-law to update zoning regulations for zero emissions residential buildings, generally in accordance with Appendix A of the Referral Report dated October 26, 2020, entitled "Updated Zoning Regulations for Zero Emissions Residential Buildings", be approved.

CARRIED UNANIMOUSLY (Vote No. 06781)

2. CD-1 REZONING: 1325 West 70th Avenue

An application by Matthew Cheng Architect Inc. was considered as follows:

Summary: To rezone 1325 West 70th Avenue from RM-3A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey residential building with 65 secured market rental units. A height of 17.6 m (58.4 ft.) and a floor space ratio (FSR) of 2.40 are proposed.

The General Manager, 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:

- 3 pieces of correspondence in support;
- 7 pieces of correspondence in opposition; and
- 3 pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability reviewed the application and responded to questions.

Applicant Opening Comments

Matthew Cheng, Architect, Matthew Cheng Architect Inc., responded to questions.

Speakers

The Mayor called for speakers for and against the application.

Ralph Picciotto provided general comments on the application.

The speakers list and receipt of public comments closed at 7:05 pm.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability responded to additional questions.

Council Decision

MOVED by Councillor Carr

SECONDED by Councillor Boyle

- A. THAT the application by Matthew Cheng Architect Inc., on behalf of Leonic Investments Inc., the registered owner of the lands at 1325 West 70th Avenue [*PID 004-377-362; Lot 20 Block 39 of Block B District Lots 319, 323 and 324 Plan 2833; and Lots 1, 2, and 3 all of Lot 40 Block B District Lots 319, 323 and 324 Plan 6877; PIDs 004-394-305, 004-394-313, and 004-394-321 respectively*], to

rezone the lands from RM-3A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.44 to 2.40 and the maximum building height from 10.7 m (35 ft.) to 17.6 m (58.4 ft.), to permit the development of a six-storey building containing 65 secured market rental housing units, generally as presented in Appendix A of the Referral Report dated October 20, 2020, entitled "CD-1 Rezoning: 1325 West 70th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Matthew Cheng Architect Inc. and received on December 20, 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, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated October 20, 2020, entitled "CD-1 Rezoning: 1325 West 70th Avenue", 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 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 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. 06782)
(Councillor Hardwick opposed)
(Councillor Swanson abstained from the vote)

3. CD-1 REZONING: 618 West 32nd Avenue - WITHDRAWN

4. CD-1 Rezoning: 2406-2488 Garden Drive

An application by Garden Drive Limited Partnership was considered as follows:

Summary: To rezone 2406-2488 Garden Drive from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey, mixed-use development in two connected buildings, containing 109 strata housing units and commercial space at grade. A height of 22.0 m (72.2 ft.) and a floor space ratio (FSR) of 2.83 are proposed.

The General Manager, 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, November 19, 2020, entitled “CD-1 Rezoning: 2406-2488 Garden Drive – Consequential Amendment to the Subdivision By-law”, from the Deputy Director of Planning, Current Planning, Planning, Urban Design and Sustainability. The memorandum advised after referral of the above-noted rezoning application on November 3, 2020, the consequential amendment to the Subdivision By-law was inadvertently omitted and was now included as Recommendation E.

Summary of Correspondence

Forty-six pieces of correspondence in support of the application were received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability reviewed the application.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Matthew Rizkallah
- Wendy Melendez

The following spoke in opposition of the application:

- Federico Fuoco

The speakers list and receipt of public comments closed at 7:45 pm.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Fry

SECONDED by Councillor Boyle

- A. THAT the application by Garden Drive Limited Partnership on behalf of Porte Homes (Garden Drive) Ltd. (Inc. No. BC1148191), the registered owner of the lands located at 2406-2488 Garden Drive [*Lots 1 to 3, Except the East 2 Feet Now Lane, and Lots 4 to 7, all of Lot 3 Block 150 District Lot 264A Plan 2469, and Lot 8 Block 3 of Block 150 District Lot 264A Plan 2469; PIDs 013-740-709, 013-740-733, 013-740-741, 013-740-776, 013-740-784, 013-740-792, 013-740-806, and 004-153-481 respectively*], to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.70 to 2.83 and the building height from 10.7 m to 22.0 m to permit a six-storey mixed-use development broken into two connected buildings consisting of 109 market strata housing units and 558 sq. m (6,006 sq. ft.) of commercial floor area, generally as presented in Appendix A of the Referral Report dated October 20, 2020, entitled "CD-1 Rezoning: 2406-2488 Garden Drive", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Integra Architecture Inc. and received August 2, 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 October 20, 2020, entitled "CD-1 Rezoning: 2406-2488 Garden 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 October 20, 2020, entitled "CD-1 Rezoning: 2406-2488 Garden 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.

- E. THAT, subject to approval of the CD-1 By-law, the Subdivision By-law be amended generally as set out below:

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 013-740-709; Lot 1, Except the East 2 Feet Now Lane, of Lot 3 Block 150 District Lot 264A Plan 2469
- (b) PID: 013-740-733; Lot 2, Except the East 2 Feet Now Lane, of Lot 3 Block 150 District Lot 264A Plan 2469
- (c) PID: 013-740-741; Lot 3, Except the East 2 Feet Now Lane, of Lot 3 Block 150 District Lot 264A Plan 2469
- (d) PID: 013-740-776; Lot 4 of Lot 3 Block 150 District Lot 264A Plan 2469
- (e) PID: 013-740-784; Lot 5 of Lot 3 Block 150 District Lot 264A Plan 2469
- (f) PID: 013-740-792; Lot 6 of Lot 3 Block 150 District Lot 264A Plan 2469
- (g) PID: 013-740-806; Lot 7 of Lot 3 Block 150 District Lot 264A Plan 2469
- (h) PID: 004-153-481; Lot 8 Block 3 of Block 150 District Lot 264A Plan 2469

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

CARRIED (Vote No. 06783)
(Councillors Hardwick and Swanson opposed)

5. CD-1 REZONING: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)

An application by James KM Cheng Architects was considered as follows:

Summary: To rezone 949 West 41st Avenue and 5469-5507 Willow Street from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development consisting of 17 buildings between one and 26 storeys in height, with approximately 330 social housing units, 180 secured rental housing units including 45 moderate income rental units, and 1,120 strata housing units. The proposal also includes 2,229.7 sq. m (24,000 sq. ft.) of commercial space, a 69-space childcare centre, and a two-acre public park. A maximum building height of 83.8 m (275 ft.) and a floor space ratio (FSR) of 2.36 are proposed.

The General Manager, 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:

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

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability reviewed the application and responded to questions.

Applicant Comments

James Cheng Architect, Principal, JKMC Architects, provided a presentation on the application and, along with Kevin Welsh, Project Manager, Integral Group, responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Eldad Goldfarb, Executive Director, Jewish Community Centre
- Ezra Shanken
- Christie Anderson
- Sharon Gregson
- Devon Hussack
- Lina Moskaleva, Care Services Manager, Jewish Family Services
- Jim O'Dea
- Hugh Fraser

The following spoke in opposition of the application:

- Nathan Davidowicz

The speakers list and receipt of public comments closed at 9:52 pm.

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Boyle

THAT Council refer closing comments, discussion and decision on Item 5. CD-1 REZONING: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre), to the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting on December 9, 2020, 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 9:54 pm.

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