



## **PUBLIC HEARING MINUTES**

**JANUARY 21, 2021**

A Public Hearing of the City of Vancouver was held on Thursday, January 21, 2021, at 6:01 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, Deputy Mayor
- Councillor Jean Swanson
- Councillor Michael Wiebe

**CITY MANAGER'S OFFICE:** Paul Mochrie, Acting 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 Deputy 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 Deputy 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. Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule**

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

Summary: To amend the Zoning and Development By-law to add "Health Care Office" as a conditionally permitted use in the I-1 District Schedule and to create a new

I-1C District Schedule for future rezoning of sites along the south side of 2nd Avenue between Yukon and Quebec Streets within the Mount Pleasant Industrial Area, permitting employment-intensive light industrial uses and limited retail uses on lower levels with compatible office and service uses above, to a maximum FSR of 6.0.

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:

- six pieces of correspondence in support;
- four pieces of correspondence in opposition; and
- five pieces of correspondence dealing with other aspects of the application.

### **Staff Opening Comments**

Staff from Engineering Services presented an overview of the application and responded to questions.

### **Speakers**

The Deputy Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Barrie Mowatt
- Dwayne Drobot, Senior Development Manager, Conwest
- Ed Ferreira, CBRE Group

The following spoke in opposition of the application:

- Stephen Bohus

The following provided general comments on the application:

- Cameron Thom, Vice President, Development, Strand
- Nathan Worbets, Madison Pacific Properties

The Deputy Mayor called for additional speakers for and against the application.

\* \* \* \* \*

*Council recessed at 7:32 pm and reconvened at 7:39 pm.*

\* \* \* \* \*

The following additional speakers spoke in support of the application:

- Rachel Kirkpatrick, Beaumont Studios
- Matt McLean

The speakers list and receipt of public comments closed at 7:55 pm.

### **Staff Closing Comments**

Staff from Engineering Services provided brief closing comments and, along with the General Manager, Planning, Urban Design and Sustainability, responded to additional questions.

### **Council Decision**

MOVED by Councillor Fry

SECONDED by Councillor Carr

- A. THAT Council approve the application to amend the Zoning and Development By-law to:
  - (i) amend the I-1 District Schedule to add Health Care Office as a Conditional Approval Use, generally in accordance with Appendix A of the Referral Report dated October 27, 2020, entitled "Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule"; and
  - (ii) create the new I-1C District Schedule, generally in accordance with Appendix B of the above-noted report.
- B. THAT A above be adopted on the following conditions:
  - (i) THAT passage of the above resolutions creates no legal rights any 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 any rezoning by-laws; 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.
- C. THAT Council approve the Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C), generally as shown in Appendix C of the Referral Report dated October 27, 2020, entitled "Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule".
- D. THAT Council amend the Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process,

generally as shown in Appendix D of the Referral Report dated October 27, 2020, entitled "Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule".

- E. THAT, subject to approval of the amendments to the Zoning and Development By-law, the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law at the time of enactment of the amending Bylaw, generally in accordance with Appendix E of the Referral Report dated October 27, 2020, entitled "Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule".
- F. THAT, subject to approval of the amendments to the Zoning and Development By-law, the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the amending By-law, generally in accordance with Appendix F of the Referral Report dated October 27, 2020, entitled "Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule".

amended

AMENDMENT MOVED by Councillor Fry  
SECONDED by Councillor Wiebe

THAT the following be added as G.:

THAT Public Benefits including Commercial Linkages, In-kind or cash contributions on density bonusing additionally contemplate Arts and Culture spaces as public amenities (e.g. artist studios; rehearsal spaces; cultural and social hubs; cultural non-profit office spaces; presentation spaces such as theatres, galleries, and music spaces), consistent with Eligible Allocation and Use of CACs in the City of Vancouver Community Amenity Contributions Policy for Rezonings, and as part of the emerging Public Benefits Strategy for Broadway Plan.

CARRIED UNANIMOUSLY (Vote No. 06903)  
(Mayor Stewart absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED with Councillor Hardwick opposed, and Mayor Stewart absent for the vote (Vote No. 06904).

\* \* \* \* \*

*Council recessed at 8:40 pm and reconvened at 8:45 pm.*

*At 8:45 pm, following the completion of Item 1 and a brief recess, the Mayor joined the meeting and assumed the role of Chair.*

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**2. Employment Lands and Economy Review Quick Start Actions: Downtown-Eastside/Oppenheimer District Official Development Plan Text Amendment – Retail Continuity Policy Review for Flexibility of Ground Floor Uses**

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

Summary: To amend the Downtown-Eastside/ Oppenheimer District Official Development Plan to allow additional flexibility in community-serving uses for storefront spaces at grade in the Downtown Eastside.

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:

- one piece of correspondence in support; and
- two pieces of correspondence dealing with other aspects of the application.

**Staff Opening Comments**

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

**Speakers**

The Mayor called for speakers for and against the application and none were present.

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*Council recessed at 8:52 pm and reconvened at 8:57 pm.*

\* \* \* \* \*

The speakers list and receipt of public comments closed at 8:57 pm.

**Staff Closing Comments**

Staff from Planning, Urban Design and Sustainability provided brief closing comments and responded to additional questions.

## Council Decision

MOVED by Councillor Wiebe  
SECONDED by Councillor Dominato

- A. THAT Council approve the application to amend the Downtown-Eastside/Oppenheimer District Official Development Plan to expand the exception clause to provide additional flexibility in uses for storefront spaces at grade in the Downtown Eastside, generally as presented in Appendix A of the Referral Report dated November 9, 2020, entitled "Employment Lands and Economy Review Quick Start Actions: Downtown Eastside/Oppenheimer District Official Development Plan Text Amendment – Retail Continuity Policy Review for Flexibility of Ground Floor Uses".
- B. THAT A above be adopted on the following conditions:
  - (i) THAT passage of the above resolutions creates no legal rights for any 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 any rezoning by-laws; 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. 06905)  
(Councillor De Genova absent for the vote)

### **3. Employment Lands and Economy Review Quick Start Actions: Zoning and Development By-law Amendments to Remove Barriers to New Work-Only Artist Studios in Industrial Areas**

An application by the General Manager of Planning, Urban Design and Sustainability and the General Manager of Arts, Culture and Community Services was considered as follows:

Summary: To amend the Zoning and Development By-law to remove certain date and floor area conditions for Artist Studios in various industrial district schedules. The intent is to remove barriers and enable the creation new work-only artist studios in industrial areas.

The General Manager of Planning, Urban Design and Sustainability and the General Manager of Arts, Culture and Community Services 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:

- three pieces of correspondence in support.

### **Staff Opening Comments**

Staff from Planning, Urban Design and Sustainability provided a presentation, and staff from Arts, Culture and Community Services summarized responses to questions previously submitted by Council, as outlined in the memorandum dated January 18, 2021, from the General Manager of Planning, Urban Design and Sustainability. Following their opening comments staff responded to questions.

### **Speakers**

The Mayor called for speakers for and against the application.

\* \* \* \* \*

*Council recessed at 9:24 pm and reconvened at 9:29 pm.*

\* \* \* \* \*

The following spoke in support of the application:

- Anastasia Gerbrooke

The speakers list and receipt of public comments closed at 9:31 pm.

### **Staff Closing Comments**

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

### **Council Decision**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Hardwick

- A. THAT Council approve the application to amend the Zoning and Development By-law to remove barriers to the creation of new work-only artist studios in the industrial district schedules, generally as presented in Appendix A of the Referral Report dated November 16, 2020, entitled "Employment Lands and Economy

Review Quick Start Actions: Zoning and Development By-law Amendments to Remove Barriers to New Work-Only Artist Studios in Industrial Areas”.

B. THAT A above be adopted on the following conditions:

(i) THAT passage of the above resolutions creates no legal rights for any 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 any rezoning by-laws; 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. 06906)  
(Councillor De Genova absent for the vote)

#### **4. Employment Lands and Economy Review Quick Start Actions: Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores**

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

Summary: To amend the Zoning and Development By-law to reduce restrictions for small neighbourhood grocery stores, including removing date restrictions that prevent new businesses, updating residential uses associated with Neighbourhood Grocery Stores, and amending all residential District schedules, with the exception of RA-1 and FM-1, to ensure that Neighbourhood Grocery Store is a permitted use.

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:

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

#### **Staff Opening Comments**

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



At 9:52 pm, it was,

MOVED by Councillor Hardwick  
SECONDED by Councillor Wiebe

THAT Council extend past 10 pm to continue with item 4.

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

### **Speakers**

The Mayor called for speakers for and against the application and none were present.

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*Council recessed at 10:01 pm and reconvened at 10:06 pm.*

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The speakers list and receipt of public comments closed at 10:06 pm.

### **Council Decision**

MOVED by Councillor Hardwick  
SECONDED by Councillor Kirby-Yung

- A. THAT Council approve the application to amend the Zoning and Development By-law, generally as presented in Appendix A of the Referral Report dated November 10, 2020, entitled "Employment Lands and Economy Review Quick Start Actions: Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores" in order to:
- (i) amend the Additional Regulations for Neighbourhood Grocery Store in Section 11.24 to (a) remove the requirement that these stores be "existing as of July 29, 1980"; (b) clarify that Neighbourhood Grocery Stores are allowable uses in all RS, RT, and RM districts; and (c) authorize additional review of applications for new neighbourhood grocery stores;
  - (ii) amend all residential District Schedules, with the exception of RA-1 and FM-1, to (a) ensure that Neighbourhood Grocery Store is a permitted use in the schedules; and, (b) remove the aforementioned date requirements associated with this use; and
  - (iii) amend and streamline associated dwelling uses for Neighbourhood Grocery Stores.

- B. THAT A above be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any 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 any rezoning by-laws; 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.
- C. THAT Council receive for information an update on the anticipated next steps associated with advancing neighbourhood grocery stores and small scale neighbourhood commercial as part of the Complete, Connected, and Culturally Vibrant Neighbourhoods program within the Vancouver Plan process, generally as presented in the Referral Report dated November 10, 2020, entitled "Employment Lands and Economy Review Quick Start Actions: Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores".

CARRIED UNANIMOUSLY (Vote No. 06907)

## **ADJOURNMENT**

MOVED by Councillor Hardwick  
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:12 pm

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