



PUBLIC HEARING MINUTES

MARCH 11 AND APRIL 1, 7 AND 8, 2021

A Public Hearing of the City of Vancouver was held on Thursday, March 11, 2021, at 6:16 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting reconvened on Thursday, April 1, 2021, at 6:01 pm; Wednesday, April 7, 2020, at 6 pm; and again on Thursday, April 8, 2021 at 6:02 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, 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

ABSENT: Councillor Sarah Kirby-Yung (April 8, 2021)

CITY MANAGER'S OFFICE: Paul Mochrie, Acting City Manager

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk – March 11, April 1, and 8, 2021
Rosemary Hagiwara, Deputy City Clerk – April 7, 2021
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 TEXT AMENDMENT: 100 West 49th Avenue (Langara College)

An application by Schmidt & Associates Development Planning Ltd. was considered as follows:

Summary: To amend CD-1 (55) (Comprehensive Development) District at 100 West 49th Avenue to accommodate the college's current phased masterplan for the campus which consists of academic and community buildings. If approved, subsequent development permits for specific buildings will be submitted individually with each phase of expansion.

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:

- three pieces of correspondence in opposition; and
- two pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

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

Applicant Comments

The applicant team provided opening comments and responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in opposition of the application:

- Tony Ditmars
- Helen Nichols

Helena Saint-Amour spoke to other aspects of the application.

The speakers list and receipt of public comments closed on March 11, 2021, at 7:26 pm.

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On March 11, 2021, the Public Hearing recessed at 7:19 pm and reconvened at 7:25 pm.

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Council Decision

MOVED by Councillor Carr
SECONDED by Councillor Boyle

- A. THAT the application by Schmidt & Associates Development Planning Ltd., on behalf of Langara College, the registered owner, to amend the CD-1 (Comprehensive Development) District (55) By-law at 100 West 49th Avenue [PID 008-775-842; Lot 1 (Reference Plan 9821) of Lot A, Block 1165, District Lot 526, Plan 12842], to increase the permitted floor space ratio from 0.94 to 1.66 to permit the phased masterplan of the Langara College campus, generally as presented in Appendix A of the Referral Report dated January 26, 2021, entitled "CD-1 Text Amendment: 100 West 49th Avenue (Langara College)", be approved in principle;
- FURTHER THAT the proposed form of development also be approved in principle, generally as represented in plans prepared by Proscenium Architecture + Interiors Inc. received March 19, 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, 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 Parking By-law, generally as set out in Appendix C of the Referral Report dated January 26, 2021, entitled "CD-1 Text Amendment: 100 West 49th Avenue (Langara College)".
- C. THAT, at the time of enactment of the CD-1 By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council approval the Langara College Policy Statement and Design Guidelines, generally as set out in Appendices D and E of the Referral Report dated January 26, 2021, entitled "CD-1 Text Amendment: 100 West 49th Avenue (Langara College)".
- 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.

CARRIED UNANIMOUSLY (Vote No. 07086)

2. Extension of the Rental Housing Stock Official Development Plan to Require Rental Replacement in C-2, C-2B, C-2C, and C-2C1 Commercial Districts

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

Summary: To amend the Rental Housing Stock Official Development Plan (RHS ODP) to extend the requirement for one-for-one replacement of existing rental housing units to the C-2, C-2B, C-2C, and C-2C1 zoning districts. The RHS ODP currently requires rental replacement in new developments comprising three or more units in certain RM, FM and CD-1 zoned areas in the city. This amendment will further protect the existing rental stock by expanding the RHS ODP requirements to these other districts.

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:

- seven pieces of correspondence in support;
- 18 pieces of correspondence in opposition; and
- two 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 responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Nadia Revelo
- Kareem Ibrahim
- Christian Pollock
- Theo Lloyd-Kohls
- Fraser McGee
- Olenna Hardie

- Lea Sanchez Milde
- CJ Tremblay
- Thor Boe
- Sara Sagaii
- Neil Padgham
- Stephen Bohus
- Elizabeth Murphy

The following spoke in opposition of the application:

- Eyal Daniel
- Beau Jarvis, President, Wesgroup Properties; Board Chair, Urban Development Institute
- David Sander, Director, Hollyburn Properties Ltd.
- Milovan Mracevich
- Jon Stovell, President, Reliance Properties Ltd.
- Cameron Thorn, Vice-President of Development, Strand
- David Wesik

The following spoke to other aspects of the application:

- Arsh Dhillon

The speakers list and receipt of public comments closed on March 11, 2021, at 10:36 pm.

On March 11, 2021, at 9:54 pm and during the hearing of speakers, it was,

MOVED by Councillor Hardwick
SECONDED by Councillor Kirby-Yung

THAT Council extend in order to complete hearing from speakers on Item 2.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Following the close of the speakers list, it was,

MOVED by Councillor Hardwick
SECONDED by Councillor Carr

THAT Council recess until April 1, 2021, at 6 pm.

CARRIED UNANIMOUSLY

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*On March 11, 2021, the Public Hearing recessed at 10:37 pm and
reconvened on April 1, 2021, at 6:01 pm.*

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Staff Closing Comments

Staff from Planning, Urban Design and Sustainability, and Legal Services, along with external consultant, Blair Erb, Principal, Coriolis Consulting, responded to additional questions.

On April 1, 2021, at 6:37 pm, following the first round of questions, it was,

MOVED by Councillor Hardwick
SECONDED by Councillor Kirby-Yung

THAT Council enter into a second round of questions to staff on Item 2.

CARRIED UNANIMOUSLY

Council Decision

MOVED by Councillor Swanson
SECONDED by Councillor Wiebe

- A. THAT Council approves the application to amend the Rental Housing Stock ODP, generally in accordance with Appendix A of the Referral Report dated January 27, 2021, entitled "Extension of the Rental Housing Stock Official Development Plan to Require Rental Replacement in C-2, C-2B, C-2C, and C-2C1 Commercial Districts", to add the C-2, C-2B, C-2C, and C-2C1 districts.
- B. THAT Council also approves the consequential amendments to the Zoning and Development By-law, generally in accordance with Appendix B of the Referral Report dated January 27, 2021, entitled "Extension of the Rental Housing Stock Official Development Plan to Require Rental Replacement in C-2, C-2B, C-2C, and C-2C1 Commercial Districts".
- C. THAT, at the time of enactment of the By-law to amend the Rental Housing Stock Official Development Plan, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council approval amendments to the Strata Title and Cooperative Conversion Guidelines, generally as set out in Appendix C of the Referral Report dated January 27, 2021, entitled "Extension of the Rental Housing Stock Official Development Plan to Require Rental Replacement in C-2, C-2B, C-2C, and C-2C1 Commercial Districts".
- 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 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 Fry
SECONDED by Councillor Bligh

THAT in A, Council add the following phrase to the end “and that the amendment is to include in-stream protection as set out in the draft by-law and is to come into force and take effect on January 1, 2023”;

FURTHER THAT in B, Council add the following phrase to the end: “and that the amendments are to include in-stream protection as set out in the draft by-laws and are to come into force and take effect on January 1, 2023”;

AND FURTHER THAT the following be added as E and F:

- E. THAT Council direct staff, in preparation for upcoming reports back to Council related to C2 planning, to undertake comprehensive engagement with landowners, residential tenants, and business tenants that explores solutions to address Council’s concerns about retaining affordable rental stock for residents and businesses.
- F. THAT Council direct staff to report back on methods to allow for the transfer of density to another site or density offsets for C-zones to support rental replacement, including requesting a change to the *Vancouver Charter* as necessary.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Carr
SECONDED by Councillor Fry

THAT in A and B the date of “January 1, 2023”, be deleted and replaced with “April 1, 2022”.

CARRIED (Vote No. 07140)
(Councillors Bligh, De Genova, Dominato and Kirby-Yung opposed)

Prior to the vote, Council agreed to separate the components of the amendment as amended, with the amendments to A and B being put and LOST (Vote No. 07141) with Councillors Bligh, Boyle, Dominato, De Genova, Carr, Fry, Hardwick, Kirby-Yung, Swanson and Wiebe opposed; the addition of E being put and CARRIED (Vote No. 07142) with Councillors De Genova,

Hardwick, Kirby-Yung and Swanson opposed; and the addition of F being put and CARRIED (Vote No. 07143) with Councillors De Genova, Hardwick, Kirby-Yung and Swanson opposed.

The amendments to the amendment having lost or carried, Council agreed to separate the components of the motion as amended, with A-D being put and CARRIED (Vote No. 07144) with Councillors Bligh, De Genova, Dominato, Kirby-Yung and Mayor Stewart opposed; and, E and F being put and CARRIED (Vote No. 07145, *reconsidered*) with Councillors Hardwick and Swanson opposed.

Following the vote, Councillor Kirby-Yung requested a reconsideration of the vote on E and F as they voted in error, thinking Council had agreed to severe into two separate votes; Council agreed to the reconsideration.

Subsequently, E was put and CARRIED (Vote. No. 07146) with Councillor Hardwick opposed, and F was put and CARRIED (Vote No. 07147) with Councillors Hardwick, Kirby-Yung and Swanson opposed.

FINAL MOTION AS APPROVED

- A. THAT Council approves the application to amend the Rental Housing Stock ODP, generally in accordance with Appendix A of the Referral Report dated January 27, 2021, entitled "Extension of the Rental Housing Stock Official Development Plan to Require Rental Replacement in C-2, C-2B, C-2C, and C-2C1 Commercial Districts", to add the C2, C-2B, C-2C, and C-2C1 districts.
- B. THAT Council also approves the consequential amendments to the Zoning and Development By-law, generally in accordance with Appendix B of the Referral Report dated January 27, 2021, entitled "Extension of the Rental Housing Stock Official Development Plan to Require Rental Replacement in C-2, C-2B, C-2C, and C-2C1 Commercial Districts.
- C. THAT, at the time of enactment of the By-law to amend the Rental Housing Stock Official Development Plan, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council approval amendments to the Strata Title and Cooperative Conversion Guidelines, generally as set out in Appendix C of the Referral Report dated January 27, 2021, entitled "Extension of the Rental Housing Stock Official Development Plan to Require Rental Replacement in C-2, C-2B, C-2C, and C-2C1 Commercial Districts".
- 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 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.
- E. THAT Council direct staff, in preparation for upcoming reports back to Council related to C2 planning, to undertake comprehensive engagement with landowners, residential tenants, and business tenants that explores solutions to address Council's concerns about retaining affordable rental stock for residents and businesses.
- F. THAT Council direct staff to report back on methods to allow for the transfer of density to another site or density offsets for C-zones to support rental replacement, including requesting a change to the *Vancouver Charter* as necessary.

On April 1, 2021, at 9:04 pm, following the conclusion of Item 2, Councillor Swanson left the meeting and did not return for the remainder of the evening.

3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street)

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

Summary: To amend the Downtown Official Development Plan in Area K3 (Granville Street between Drake Street and Helmcken Street) to allow developments where 100% of the residential floor space is secured as rental housing or social housing up to 5.00 FSR, an increase from the existing 3.50 FSR. The amendment includes two conditions, namely that the increased density allowance would apply only to a site with a building constructed since 1930 and to a site with a maximum frontage of 23 m (75 ft.). This amendment would not change the existing maximum height, and ground-floor retail would continue to be required.

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:

- 108 pieces of correspondence in support;
- 223 pieces of correspondence in opposition; and
- two 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.

Following staff's presentation, it was,

MOVED by Councillor De Genova
SECONDED by Councillor Fry

THAT Council hear from public speakers before asking questions to staff.

CARRIED UNANIMOUSLY
(Councillor Swanson absent for the vote)

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Celina Ruhland
- Oliver Lang, CEO, Intelligent City
- Peter Moonen, National Sustainability Manager, Canadian Wood Council
- Cindy Wilson

The following spoke in opposition of the application:

- Teresa Mund
- Alistair Kent
- Mike Morissette, Owner, PM Entertainment
- Laura Balance, Spokesperson, Hospitality Vancouver Association
- Aoldoz Azhdari
- Kathryn Hallanzy
- Michael Geldert, Director, Safer Vancouver Society
- Brett Jones
- Paul Stoilen, Board Member, Hospitality Vancouver Association
- Brent Belsher
- Samantha Hayes
- Kerry Bonnis, Principal, Bonnis Properties
- Michael Mylett
- Dave Kershaw, Owner, Cabana
- Kelly Thompkins
- Tamara Fraess
- Nadia Iadisernia

On April 7, 2021, the speakers list and receipt of public comments closed at 7:48 pm.

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On April 1, 2021, during hearing from speakers, the Public Hearing recessed at 9:59 pm, and reconvened on April 7, 2021, at 6 pm, to continue hearing from speakers to Item 3.

Subsequent to reconvening, Councillor Swanson advised they reviewed the portion of the Public Hearing they had missed the evening prior, and as such would participate in debate and vote.

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Staff Closing Comments

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

Council Decision

MOVED by Councillor Fry
SECONDED by Councillor De Genova

- A. THAT Council approve the application to amend the Downtown Official Development Plan (the "DODP") to increase the allowable density for developments where 100% of the residential floor space is for social housing or secured rental housing to 5.00 FSR in Area K3, generally as set out in Appendix A of the Referral Report dated January 4, 2021, entitled "Amendment to Downtown Official Development Plan – Area K3 (Granville Street)".
- B. THAT the Granville Street (Downtown South) Guidelines be amended to add consideration of low operational or embodied emissions including the use of mass timber, generally as set out in Appendix B of the Referral Report dated January 4, 2021, entitled "Amendment to Downtown Official Development Plan – Area K3 (Granville Street)".
- C. THAT A and B 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.

referred/amended

REFERRAL MOVED by Councillor Fry
SECONDED by Councillor De Genova

THAT Council refer Item 3. Amendment to Downtown Official Development Plan – Area K3 (Granville Street), back to staff for further consultation with stakeholders and the public and integration as part of the forthcoming Granville Street planning process.

amended

AMENDMENT TO THE REFERRAL MOVED by Councillor Boyle
SECONDED by Councillor Dominato

THAT the words “Recommendation A to” be added after the word “refer”;

FURTHER THAT B be inserted as follows:

THAT the Granville Street (Downtown South) Guidelines be amended to add consideration of low operational or embodied emissions including the use of mass timber, generally as set out in Appendix B of the Referral Report dated January 4, 2021, entitled “Amendment to Downtown Official Development Plan – Area K3 (Granville Street)”;

AND FURTHER THAT C be inserted, with removal of the words “A and”, to read as follows:

THAT Recommendation B 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 (Vote No. 07149)
(Councillors Bligh, De Genova, Fry, Hardwick and Kirby-Yung opposed)

On April 7, 2021, at 9:09 pm, Councillors De Genova and Kirby-Yung rose on a Point of Order under section 6.1 (b) of the Procedure By-law. The Mayor reminded Council to be cautious of characterizing any group of persons.

The amendment to the referral having carried, the referral as amended was put and CARRIED UNANIMOUSLY (Vote No. 07150).

FINAL MOTION AS APPROVED

- A. THAT Council refer the application to amend the Downtown Official Development Plan (the “DODP”) to increase the allowable density for developments where 100% of the residential floor space is for social housing or secured rental housing to 5.00 FSR in Area K3, generally as set out in Appendix A of the Referral Report dated January 4, 2021, entitled “Amendment to Downtown Official Development Plan – Area K3 (Granville Street)”, back to staff for further consultation with stakeholders and the public and integration as part of the forthcoming Granville Street planning process.
- B. THAT the Granville Street (Downtown South) Guidelines be amended to add consideration of low operational or embodied emissions including the use of mass timber, generally as set out in Appendix B of the Referral Report dated January 4, 2021, entitled “Amendment to Downtown Official Development Plan – Area K3 (Granville Street)”.
- C. THAT B 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.

4. East Fraser Lands Official Development Plan and Public Amenity Financial Plan and Strategy: 10-year Review and Update

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

Summary: To amend the East Fraser Lands Official Development Plan (EFL ODP) to add 143,604 sq. m (1,545,745 sq. ft.) of permitted floor area, to increase the package of public amenities, and to better align with City policy approved since 2006. Consequential to the EFL ODP, an amendment to CD-1 (567) for the Waterfront Precinct is proposed to increase the building height maximum from 24 to 28 storeys.

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:

- 32 pieces of correspondence in support, plus two petitions with 214 signatures total;
- seven pieces of correspondence in opposition; and
- one piece 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; Finance, Risk and Supply Chain Management; and Parks and Recreation, responded to questions.

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On April 7, 2021, the Public Hearing recessed at 9:59 pm, and reconvened on April 8, 2021, at 6:02 pm to continue with opening comments to Item 4.

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Prior to hearing from speakers, Brad Jones, Senior Vice President of Development, Wesgroup Properties, presented amenity plans for the East Fraser Lands and responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Milt Bowling, Co-Chair East Fraserlands Committee
- Hope Sterling, Principal, David Oppenheimer Elementary
- Vic Sanghera, Co-Director, River District Physio
- Zahra Esmail, Executive Director, South Vancouver Neighbourhood House
- Esther Moreno
- Rob Howatson
- Barbara Warner, South Vancouver Seniors Hub
- Julio Bello, South Vancouver Family Place
- Dr. Jack Taylor, Seniors Pastor, Faith Fellowship Baptist Church
- David Hutniak, CEO, Landlord BC
- David MacBain, Pastor, Wild Goose Church
- Philipp Postrehovsky
- Mandeesh Atwal

The following spoke in opposition of the application:

- Nathan Davidowicz

The following spoke to other aspects of the application:

- Sally Teich
- Paul Tetrault
- Norren Colbert

On April 8, 2021, the speakers list and receipt of public comments closed at 8:20 pm.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability provided brief closing comments, and along with staff from Arts, Culture and Community Services and Finance, Risk and Supply Chain Management, responded to additional questions.

Council Decision

MOVED by Councillor Boyle

SECONDED by Councillor Carr

- A. THAT Council approve the application to amend the East Fraser Lands Official Development Plan By-law No. 9393, generally in accordance with Appendix A of the Referral Report dated January 26, 2021, entitled "East Fraser Lands Official Development Plan and Public Amenity Financial Plan and Strategy: 10-year Review and Update" to achieve the following:
- (i) alignment with select Council policies approved since 2006;
 - (ii) allow for an additional 39,246 sq. m (422,442 sq. ft.) of floor area in Area 1 to increase housing options;
 - (iii) allow for an additional 104,358 sq. m (1,123,303 sq. ft.) of floor area and adjustments to the plan in Area 3; and
 - (iv) increase the required public amenities by adding 20 childcare spaces, two acres of park, a park fieldhouse, transportation improvements, and requiring that 20% of the additional residential units to be for affordable housing.
- B. THAT Council also approve the consequential amendment to CD-1 (567) By-law No. 10943 for the East Fraser Lands Waterfront Precinct to increase the maximum building height from 24 to 28 storeys, generally in accordance with Appendix B of the Referral Report dated January 26, 2021, entitled "East Fraser Lands Official Development Plan and Public Amenity Financial Plan and Strategy: 10-year Review and Update".

- C. THAT, subject to approval of the amendment to CD-1 (567) By-law No. 10943 for the East Fraser Lands Waterfront Precinct, 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 C of the Referral Report dated January 26, 2021, entitled "East Fraser Lands Official Development Plan and Public Amenity Financial Plan and Strategy: 10-year Review and Update".
- D. THAT, subject to approval of the amendments to the East Fraser Lands Official Development Plan (EFL ODP), Council directs staff to pursue removal of the EFL ODP area from the Utilities Development Cost Levy (UDCL) boundary in exchange for in-kind delivery of a package of amenities including the community centre and required drainage works, with future consideration of the UDCL By-law amendments as part of the Area 1 rezoning application.
- E. THAT A, B and 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 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.

CARRIED UNANIMOUSLY (Vote No. 07151)

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned on April 8, 2021, at 8:53 pm.

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