



PUBLIC HEARING MINUTES

APRIL 15 AND 20, 2021

A Public Hearing of the City of Vancouver was held on Thursday, April 15, 2021, at 6:02 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting reconvened on Tuesday, April 20, 2021, at 6:01 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* (Leave of absence for Civic Business April 15, 2021, from 6 - 8 pm)
Deputy Mayor Pete Fry
Councillor Adriane Carr
Councillor Rebecca Bligh*
Councillor Christine Boyle
Councillor Melissa De Genova
Councillor Lisa Dominato
Councillor Colleen Hardwick
Councillor Sarah Kirby-Yung
Councillor Jean Swanson
Councillor Michael Wiebe*

CITY MANAGER'S OFFICE: Paul Mochrie, City Manager

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
David Yim, 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. **CD-1 Text Amendment: 1280 Burrard Street (Formerly 1262-1290 Burrard Street)**

An application by Reliance Properties Ltd. was considered as follows:

Summary: To amend CD-1 (587) (Comprehensive Development) District for 1280 Burrard Street by altering the land use provisions under Section 2.2 to allow a wider range of commercial uses.

The Acting 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

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 responded to questions.

Applicant Opening Comments

Joanna Kwan, Director of Development, Reliance Properties, responded to questions.

Speakers

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

The speakers list and receipt of public comments closed at 6:26 pm.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor De Genova

- A. THAT the application by Reliance Properties Ltd., on behalf of 0785687 B.C. Ltd., Reliance Properties Ltd., and Reliance Properties (Burrard) Ltd., the registered owners of the lands located at 1280 Burrard Street (formerly 1262-1290 Burrard Street) [*PID 029-416-124; Lot F, Block 100, District Lot 541, Group 1, New Westminster District Plan EPP44004*] to amend the text of CD-1 (Comprehensive Development) District (587) By-law No. 11106 to alter the land use provisions under Section 2.2, generally as presented in Appendix A of the Referral Report dated February 23, 2021, entitled "CD-1 Text Amendment: 1280 Burrard Street (Formerly 1262-1290 Burrard Street", be approved.
- B. THAT A above be adopted on the following conditions:
 - (i) THAT the passage of the above resolution 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. 07202)
(Councillor Bligh and Mayor Stewart absent for the vote)

2. REZONING: 4825 Laurel Street

An application by Rafat Sobouti was considered as follows:

Summary: To rezone 4825 Laurel Street from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, to permit a townhouse development with a maximum floor space ratio (FSR) of 1.20. If rezoning is approved, a subsequent development permit process will entail a review of a proposed form of development.

The Acting 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.

Speakers

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

The speakers list and receipt of public comments closed at 6:43 pm.

Council Decision

MOVED by Councillor Carr
SECONDED by Councillor Boyle

- A. THAT the application by Rafat Sobouti, the registered owner of the lands located at 4825 Laurel Street [*PID: 010-659-412; Lot 15, Block 816, District Lot 526, Plan 7334*] from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, generally as presented in Appendix A of the Referral

Report dated February 23, 2021, entitled "Rezoning: 4825 Laurel Street", be approved in principle;

FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, subject to enactment of the rezoning by-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Subdivision By-law, generally as set out in Appendix C of the Referral Report dated February 23, 2021, entitled "Rezoning: 4825 Laurel Street".
- 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 Page 2 of 2
 - (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. 07203)
(Councillor Hardwick abstained from the vote)
(Councillor Bligh and Mayor Stewart absent for the vote)

3. Sign By-law Amendment - 688 Hamilton Street

An application by Permit Masters was considered as follows:

Summary: To amend the Sign By-law at 688 Hamilton Street (Queen Elizabeth Theatre) to allow one new free-standing electronic static image sign along Cambie Street and to replace three free-standing electronic static image signs along West Georgia Street, Hamilton Street and Dunsmuir Street.

The Acting General Manager of Planning, Urban 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 responded to questions.

Applicant Comments

Krista Edwardson, Senior Manager, Vancouver Civic Theatres, responded to questions.

Speakers

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

The speakers list and receipt of public comments closed at 7:07 pm.

Council Decision

MOVED by Councillor De Genova

SECONDED by Councillor Kirby-Yung

- A. THAT Council approve the application by Permit Masters on behalf of the City of Vancouver, the registered owners, of a building having a civic address of 688 Hamilton Street (PID: 011-641-479, Block 47 District Lot 541 Plan 21824) to amend the Sign By-law to allow one new free-standing electronic static image sign at Cambie Street and to replace three free-standing electronic static image signs at West Georgia Street, Hamilton Street and Dunsmuir Street, generally as presented in Appendix A of the Referral Report dated February 2, 2021, entitled "Sign By-law Amendment – 688 Hamilton Street".
- B. THAT A 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. 07204)

(Mayor Stewart absent for the vote)

4. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts

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

Summary: To amend the Zoning and Development By-law to allow development of up to six storeys in the RM-3A and the RM-4 and RM-4N zoning districts where 100% of the residential floor area is developed as social housing, or social housing in conjunction with a child day care facility.

The Acting 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.

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On April 15, 2021, at 7:20 pm, Councillor Wiebe declared a Conflict of Interest on this item under Section 145.2(2) of the Vancouver Charter due to being an owner of an RM-4 property and there is currently an open petition in the BC Supreme Court regarding this property. Councillor Wiebe left the hearing and did not return.

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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:

- 58 pieces of correspondence in support; and
- 44 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 responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Marc White, Chair, Housing Subcommittee, Seniors Advisory Committee
- Jason Hingley, Director, Housing Finance, Development and Planning, Metro Vancouver Housing
- William Azaroff, CEO, Brightside Community Homes Foundation

- Jill Atkey, CEO, BC Non-Profit Housing Association
- Thom Armstrong, CEO, Co-operative Housing Federation of BC
- David Eddy, CEO, Vancouver Native Housing Society
- Paul de Groot
- Robert Brown, Founder, Catalyst Community Developments Society
- Tiffany Duzita, Executive Director, Community Land Trust Group of Societies
- Rohana Rezel
- Geordan Hankinson
- Simon Davie
- Michelle Hoar
- Kishone Roy
- Mira Oreck
- Neal LaMotagne
- Luke Harrison
- Stuart Smith

The following spoke in opposition of the application:

- Stephen Bohus
- Lewis N Villegas, Urban Design Specialist
- Karen M Finn, Strata Council Member, Hansdowne Row Townhome Development
- Tracy Maine, Council Member, Strata BCS 3183
- Collin McGrath
- David Webb
- Bill Tieleman

The following spoke to other aspects of the application:

- Jeaneatte Jones

On April 20, 2021, the speakers list and receipt of public comments closed at 8:38 pm.

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On April 15, 2021, during the hearing of speakers, the Public Hearing recessed at 9:59 pm, and reconvened on April 20, 2021, at 6:01 pm, to continue hearing from speakers to Item 4.

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Staff Closing Comments

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

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Prior to the vote, Councillor Dominato advised they had reviewed the portion of the Public Hearing they had missed on April 15, 2021, and as such would participate in the vote.

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Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Boyle

- A. THAT Council approves the application to amend the Zoning and Development By-law to allow development of up to six stories in the RM-3A and the RM-4 and RM-4N zoning districts where 100% of the residential floor area is developed as social housing, or social housing in conjunction with a child day care facility, generally as set out in Appendix A of the Referral Report dated March 1, 2021, entitled "Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts".
- B. THAT, at the time of enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council's consideration amended RM-3A, RM-4, and RM-4N Guidelines for Social Housing, generally as set out in Appendix B of the Referral Report dated March 1, 2021, entitled "Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts".
- C. 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 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.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Boyle

THAT in A, Council add the following phrase to the end "with an amendment to section 4.7.2 to increase the maximum floor space ratio up to 3.0 in each of the RM-3A, RM-4 and RM-4N zoning districts."

CARRIED (Vote No. 07206)
(Councillor Hardwick opposed)

(Councillor Wiebe absent for the vote due to conflict of interest)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 07207) with Councillor Hardwick abstaining from the vote and Councillor Wiebe absent for the vote due to conflict of interest.

FINAL MOTION AS APPROVED

- A. THAT Council approves the application to amend the Zoning and Development By-law to allow development of up to six stories in the RM-3A and the RM-4 and RM-4N zoning districts where 100% of the residential floor area is developed as social housing, or social housing in conjunction with a child day care facility, generally as set out in Appendix A of the Referral Report dated March 1, 2021, entitled "Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts" with an amendment to section 4.7.2 to increase the maximum floor space ratio up to 3.0 in each of the RM-3A, RM-4 and RM-4N zoning districts.
- B. THAT, at the time of enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council's consideration amended RM-3A, RM-4, and RM-4N Guidelines for Social Housing, generally as set out in Appendix B of the Referral Report dated March 1, 2021, entitled "Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts".
- C. 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 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.

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor Carr

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned on April 20, 2021 at 9:51 pm.

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