



PUBLIC HEARING MINUTES

MAY 18, 2021

A Public Hearing of the City of Vancouver was held on Tuesday, May 18, 2021, at 6:02 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* (Medical Leave - from 6:59 pm (Item 3, after staff opening comments) to the end of the hearing)
Deputy Mayor Colleen Hardwick
Councillor Rebecca Bligh
Councillor Christine Boyle
Councillor Adriane Carr
Councillor Melissa De Genova
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Jean Swanson
Councillor Michael Wiebe

CITY CLERK'S OFFICE: Katrina Leckovic, City Clerk
Bonnie Kennett, 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. Rezoning: 6869-6909 Ash Street

An application by Honestar Realty Development Ltd. was considered as follows:

Summary: To rezone 6869-6909 Ash 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 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.

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 6:14 pm.

Council Decision

MOVED by Councillor Carr

SECONDED by Councillor Kirby-Yung

- A. THAT the application by Honestar Realty Development Ltd., the registered owner of the lands located at 6869-6909 Ash Street [*Lots 11, 12, and 13, Block 886, District Lot 526, Plan 10043; PIDs 009-443-371, 009-527-192, and 009-527-222, respectively*] 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 March 30, 2021, entitled "Rezoning: 6869-6909 Ash 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 March 30, 2021, entitled "Rezoning: 6869-6909 Ash 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

- (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. 07304)
(Councillor Hardwick opposed)

2. CD-1 Rezoning: 1885 East Pender Street

An application by TL Housing Solutions was considered as follows:

Summary: To rezone 1885 East Pender Street from RM-4 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey residential building containing 64 social housing units. A height of 21.6 m (70.8 ft.) and a floor space ratio (FSR) of 2.92 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.

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 provided a brief overview of the application.

Council also had before them a memorandum dated May 13, 2021, entitled "CD-1 Rezoning: 1885 East Pender Street – Amendment to draft CD-1 Bylaw in Appendix A", from the General Manager of Planning, Urban Design and Sustainability, which recommended an amendment to section 5.2 of Appendix A in the Referral Report dated March 30, 2021, entitled "CD-1 Rezoning: 1885 East Pender Street". On April 13, 2021, Council referred the above-noted rezoning application to a Public Hearing. After referral, staff determined an amendment to the draft CD-1 By-law was appropriate given changes recently approved in principle to the RM-4/RM-4N District Schedule for social housing applications. This memorandum brings forward an additional recommendation that includes the needed amendment.

RECOMMENDATION

THAT section 5.2 of Appendix A be amended to read as follows:

5.2 The floor space ratio for all uses must not exceed 3.0.

Applicant Comments

Tiffany Duzita, Community Land Trust, provided brief opening comments and responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Blair Redlin

The speakers list and receipt of public comments closed at 6:42 pm.

Council Decision

MOVED by Councillor Boyle

SECONDED by Councillor De Genova

- A. THAT the application, by TL Housing Solutions on behalf of CLT 0001 Community Society, to rezone 1885 East Pender Street [*PID 006-376-894, 006-376-959, 006-377-084; Lot 14, 15 and 16 respectively, except the north 10 feet now lane, all of Lot 5 Block E District Lot 183 Plan 180*] from RM-4 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 1.45 to 2.92 and the building height from 10.7 m (35.1 ft.) to 21.6 m (70.8 ft.) to permit the development of a six-storey residential building containing 64 social housing units, generally as presented in Appendix A of the Referral Report dated March 30, 2021, entitled "CD-1 Rezoning: 1885 East Pender Street", be approved in principle;

FURTHER THAT section 5.2 of Appendix A of the above-noted report be amended to read as follows:

5.2 The floor space ratio for all uses must not exceed 3.0;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by RLA Architects received October 7, 2020, 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 March 30, 2021, entitled "CD-1 Rezoning: 1885 East Pender Street", 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 UNANIMOUSLY (Vote No. 07305)

3. CD-1 Rezoning: 1650 East 12th Avenue

An application by Ciccozzi Architecture Inc. was considered as follows:

Summary: To rezone 1650 East 12th Avenue from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building containing 65 strata-titled residential units. A height of 21.3 m (70 ft.) and a floor space ratio (FSR) of 3.0 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.

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:

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

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability provided a brief overview of the application, and responded to questions.

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At 6:59 pm, after staff opening comments, Mayor Stewart relinquished the Chair to Deputy Mayor Hardwick, and did not return for the remainder of the hearing.

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Speakers

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

The following spoke in support of the application:

- Matthew Wasylynko, Broker, CB Richard Ellis Limited
- Molly Kavanagh
- Lesley McHale, President, Commercial Drive Business Society
- Reilly Wood
- Drazen Boticki
- Corey Martin, Realtor, Stilhavn Real Estate Services

The following spoke in opposition of the application:

- Stephen Bohus

The speakers list and receipt of public comments closed at 7:36 pm.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Wiebe

SECONDED by Councillor De Genova

- A. THAT the application by Ciccozzi Architecture Inc. on behalf of 1650 East 12th Avenue Investments Ltd. (Wesgroup Properties), the registered owner of the land located at 1650 East 12th Avenue [*Lot A Block 170 District Lot 264A Plan 16071; PID 004-343-719*] to rezone the land (including a City lane) from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum building height from 10.7 m (35 ft.) to 21.3 m (70 ft.), to permit the development of a six-storey mixed-use building containing 65 strata-titled residential units, generally as presented in Appendix A of the Referral Report dated March 30, 2021, entitled "CD-1 Rezoning: 1650 East 12th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Ciccozzi Architecture Inc. received April 30, 2020, 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 March 30, 2021, entitled "CD-1 Rezoning: 1650 East 12th Avenue", 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 March 30, 2021, entitled "CD-1 Rezoning: 1650 East 12th Avenue".
- 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 (Vote No. 07306)
(Councillors Hardwick and Swanson opposed)
(Mayor Stewart absent for the vote due to medical leave)

4. CD-1 Rezoning: 8257-8273 Oak Street and 1025-1035 West 67th Avenue

An application by GBL Architects was considered as follows:

Summary: To rezone 8257-8273 Oak Street and 1025-1035 West 67th Avenue from RS-1 (Residential) and C-1 (Commercial) to CD-1 (Comprehensive Development) District to permit the development of an eight-storey mixed-use building containing 62 strata-titled residential units. A height of 28.3 metres (92.8 feet) with additional height for a rooftop amenity space and a floor space ratio (FSR) of 3.53 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.

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:

- 1 piece of correspondence in support of the application; and
- 2 pieces of correspondence in opposition to the application.

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 7:57 pm.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Carr

- A. THAT the application by GBL Architects on behalf of Jili Nominee Ltd., the registered owner of the land located at 8257-8273 Oak Street and 1025-1035 West 67th Avenue [*PID 006-966-039; Lot A of Lot 14 Block B District Lots 319, 323 and 324 Plan 19729*] to rezone the land from RS-1 (One-Family Dwelling) and C-1 (Commercial) to CD-1 (Comprehensive Development) District to permit the development of an eight-storey mixed-use building with 62 strata-titled residential units at a floor space ratio (FSR) of 3.53, and a building height of 28.3 m (92.8 ft.) and 31.6 m (103.5 ft.) for the portion with rooftop amenity, generally as presented in Appendix A of the Referral Report dated March 30, 2021, entitled "CD-1 Rezoning: 8257-8273 Oak Street and 1025-1035 West 67th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by GBL Architects received October 29, 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 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 March 30, 2021, entitled "CD-1 Rezoning: 8257-8273 Oak Street and 1025-1035 West 67th Avenue", 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 March 30, 2021, entitled "CD-1 Rezoning: 8257-8273 Oak Street and 1025-1035 West 67th Avenue".

- D. 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 Subdivision By-law, generally as set out in Appendix C of the Referral Report dated March 30, 2021, entitled "CD-1 Rezoning: 8257-8273 Oak Street and 1025-1035 West 67th Avenue".
- E. THAT A through D 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. 07307)
(Councillors Hardwick and Swanson opposed)
(Mayor Stewart absent for the vote due to medical leave)

5. CD-1 Rezoning: 8655 Granville Street

An application by Red Buffalo 8655 Holdings Ltd. was considered as follows:

Summary: To rezone 8655 Granville Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of an 11-storey mixed-use building with at-grade commercial space, office space, and 55 strata-titled residential units. A height of 38.4 metres (126 feet) and a floor space ratio (FSR) of 4.10 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.

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:

- 5 pieces of correspondence in support of the application;
- 4 pieces of correspondence in opposition to the application; and
- 1 piece of correspondence dealing with other aspects of the application.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability provided a brief overview of the application and responded to questions.

Applicant Comments

Daniel Eisenberg, GBL Architects, provided brief opening comments.

Speakers

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

The following spoke in support of the application:

- Michael Cheung
- Huijun (Carol) Yang
- Vivian Chung

The following spoke in opposition of the application:

- Ana Luiza Cicero Lagana, Board Member, David Wetherow Coop

The speakers list and receipt of public comments closed at 8:36 pm.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Dominato

SECONDED by Councillor De Genova

- A. THAT the application by Red Buffalo 8655 Holdings Ltd., the registered owner of the lands located at 8655 Granville Street [*PID 009-430-105: Lot D Block F District Lot 318 Plan 21521*], to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 4.10 and the building height from 13.8 m (45.3 ft.) to 38.4 m (126 ft.) to permit the development of an 11-storey mixed-use building with at-grade commercial space, office space, and 55 strata-titled residential units, generally as presented in Appendix A of the Referral Report dated March 30, 2021, entitled "CD-1 Rezoning: 8655 Granville Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by GBL Architects received October 16, 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 March 30, 2021, entitled "CD-1 Rezoning: 8655 Granville Street", 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 March 30, 2021, entitled "CD-1 Rezoning: 8655 Granville Street".
- 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 (Vote No. 07308)
(Councillors Hardwick and Swanson opposed)
(Mayor Stewart absent for the vote due to medical leave)

ADJOURNMENT

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Mayor Stewart absent for the vote due to medical leave)

The Public Hearing adjourned at 8:43 pm.

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