



## **PUBLIC HEARING MINUTES**

**JUNE 15, 29, AND 30, 2021**

A Public Hearing of the City of Vancouver was held on Tuesday, June 15, 2021, at 6:01 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the hearing recessed and reconvened on Tuesday, June 29, 2021, at 6:01 pm and Wednesday, June 30, 2021, at 6 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\* (Medical Leave – June 30, 2021)  
Councillor Sarah Kirby-Yung  
Councillor Jean Swanson  
Councillor Michael Wiebe

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

**CITY CLERK'S OFFICE:** Katrina Leckovic, City Clerk – June 15 and 29, 2021  
Tina Penney, Deputy City Clerk – June 30, 2021  
Rowena Choi, 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.

### **ACKNOWLEDGEMENT – Staff Retirement**

The Mayor, on behalf of Council, acknowledged Michael Naylor, Senior Rezoning Planner, Rezoning Centre, Planning, Urban Design and Sustainability, for his great work and

contributions to the City over the past two decades and wish him a happy and well-deserved retirement.

## 1. CD-1 Rezoning: 602-644 Kingsway

An application by Studio One Architecture Inc. was considered as follows:

**Summary:** To rezone 602-644 Kingsway from C-2C (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with 80 secured market rental residential units. A height of 22.8 m (75 ft.) with additional height for a rooftop amenity and a floor space ratio (FSR) of 4.05 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

One piece of correspondence in support 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 presented an overview of the application.

Council also had before them a memorandum dated June 14, 2021, entitled “CD-1 Rezoning: 602-644 Kingsway – Amendment to draft CD-1 Bylaw – Sections 6.1 and 6.2 (Building Height)”, from the General Manager of Planning, Urban Design and Sustainability, which recommended an amendment to sections 6.1 and 6.2 of CD-1 By-law, attached as Appendix A in the Referral Report dated May 4, 2021, entitled “CD-1 Rezoning: 602-644 Kingsway”. On May 18, 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 accommodate larger mechanical equipment to meet the energy performances outlined in the *Green Buildings Policy for Rezoning*. This memorandum brings forward an additional recommendation that includes the needed amendment.

### RECOMMENDATION

THAT sections 6.1 and 6.2 of the draft CD-1 By-law for 602-644 Kingsway be amended as follows:

- 6.1 Building height, measured from the base surface to top of the sixth floor parapet, must not exceed 23.7 m.
- 6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits a common indoor

rooftop amenity space, the height of the portion of the building used for the common indoor amenity space must not exceed 27 m measured from base surface.

### **Applicant Comments**

Kerry Bonnis, Bonnis Development Corp., provided brief opening comments 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 on June 15, 2021, at 6:49 pm.

### **Council Decision**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor De Genova

- A. THAT the application by Studio One Architecture Inc. on behalf of Bonnis Development King Inc., the registered owner of the lands at 602-644 Kingsway [*PID 004-696-760, Lot A Block 101 District Lot 301 Plan 20943; PID 004-696-786, Lot B Block 101 District Lot 301 Plan 20943; PID 004-696-808, Lot C Block 101 District Lot 301 Plan 20943; PID 025-565-613, Lot D Block 101 District Lot 301 Group 1 New Westminster District Plan BCP1286; PID 014-234-521, Amended Lot 3 (See 224853L) Block 101 District Lot 301 Plan 1888; PID 014-234-599, Amended Lot 5 (Explanatory Plan 3722) Block 101 District Lot 301 Plan 1888; PID 014-234-611, Lot 6 Block 101 District Lot 301 Plan 1888; PID 014-234-629, Lot 7 Block 101 District Lot 301 Plan 1888*] from C-2C (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.00 FSR to 4.05 FSR and the building height from 13.8 m (45.3 ft.) to 22.8 m (75 ft.) to the top of the sixth floor, and 25.3 m (83 ft.) for the height including rooftop amenity, to permit the development of a six-storey, mixed-use building with 80 secured market rental residential units, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 602-644 Kingsway", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Studio One Architecture Inc., received July 22, 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 May 4, 2021, entitled “CD-1 Rezoning: 602-644 Kingsway”, 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 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 May 4, 2021, entitled “CD-1 Rezoning: 602-644 Kingsway”, be approved.
- 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 Noise Control By-law, generally as set out in Appendix C of the Referral Report dated May 4, 2021, entitled “CD-1 Rezoning: 602-644 Kingsway”.
- 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. 07386)  
(Councillor Swanson opposed)  
(Councillor Hardwick abstained from the vote)

## **2. CD-1 Rezoning: 8725 French Street**

An application by Colliers International was considered as follows:

Summary: To rezone 8725 French Street from RM-3A (Multiple-Dwelling Residential) to CD-1 (Comprehensive Development) District, to permit the development of a six-storey building with 100 social housing units. A height of 21.1 m (69.3 ft.) and a floor space ratio (FSR) of 2.7 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:

- 22 pieces of correspondence in support of the application; and
- 4 pieces of correspondence in opposition of the application.

## Staff Opening Comments

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

## Applicant Comments

William Azaroff, Brightside Community Homes Foundation, CEO and Jaraad Marani, Colliers Strategy & Consulting, Associate Vice President, Development, 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:

- Marc White
- Jill Atkey, CEO, BC Non-Profit Housing Association
- Diane Nguyen
- Stephen Beattie
- Ihassan Benhsaina

The speakers list and receipt of public comments closed on June 15, 2021, at 7:58 pm.

## Council Decision

MOVED by Councillor De Genova  
SECONDED by Councillor Boyle

- A. THAT the application by Colliers International on behalf of Brightside Community Homes Foundation, the registered owner, to rezone 8725 French Street [*PID: 014-347-407, 014-347-415, 014-347-431, 014-347-466, Lots 5-8 Block 12, District Lot 318 Plan 1749*] from RM-3A (Multiple-Dwelling Residential) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.00 to 2.70 and building height from 10.7 m (35.1 ft.) to 21.1 m (69.3 ft.) to allow construction of a six-storey social housing building with 100 units, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 8725 French Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Integra Architecture Inc., received November 4, 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 May 4, 2021, entitled "CD-1 Rezoning: 8725 French 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 through 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. 07387)  
(Councillor Hardwick abstained from the vote)

### **3. CD-1 Rezoning: 1317 Richards Street and 508 Drake Street**

An application by DA Architects was considered as follows:

Summary: To rezone 1317 Richards Street and 508 Drake Street from DD (Downtown District) to CD-1 (Comprehensive Development) District to permit the development of a 39-storey, mixed-use building with 193 units of social housing and a place of worship. A height of 125.2 m (410.8 ft.), a floor area of 15,610.6 sq. m (168,031 sq. ft.) and a floor space ratio (FSR) of 14.0 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:

- 3 pieces of correspondence in support of the application;
- 8 pieces of correspondence in opposition 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 presented an overview of the application, and responded to questions.

### **Applicant Comments**

Zaylin Lalji, Larco on behalf of MCYH Multigenerational Housing Society, provided a brief fly-through presentation and responded to questions.

### **Speakers**

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Corey Colville
- Farouk Esmail
- Anne Rattani
- Alysha Visram
- Shaez Allidina
- Christine Allman
- Farida Nanji
- Mary Sparacio
- Omar Ladak
- Abdulaziz Kara
- Shamira Jessa
- Rahim Jiwani
- Nazim Panju
- Rahim Jivraj, President, Coal Harbour Residents Association

The following spoke in opposition of the application:

- Alistair Kent
- Nilofar Shidmehr

- Petr Straka

The speakers list and receipt of public comments closed on June 15, 2021, at 9:29 pm.

### **Applicant Closing Comments**

Zaylin Lalji, Larco on behalf of MCYH Multigenerational Housing Society, provided brief closing comments.

### **Staff Closing Comments**

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

### **Council Decision**

MOVED by Councillor Fry

SECONDED by Councillor De Genova

- A. THAT the application by DA Architects on behalf of MCYH Multi Generational Housing Society, the registered owner of the lands located at 1317 Richards Street [*Lots 35 and 36 Block 114 District Lot 541 Plan 210; PIDs 012-594-091 and 015-495-523 respectively*], and of Aga Khan Foundation Canada, the registered owner of the lands located at 508 Drake Street [*Lots 37 and 38 Block 114 District Lot 541 Plan 210; PIDs 015-495-540 and 015-495-566 respectively*], to rezone the consolidated lands from DD (Downtown District) to CD-1 (Comprehensive Development) District to increase the permitted floor area from 5,577.1 sq. m to 15,610.6 sq. m (60,010 sq. ft. to 168,031 sq. ft.), building height from 36.6 m to 125.2 m (120 ft. to 410.8 ft.), and floor space ratio (FSR) from 5.0 to 14.0, for the development of a 39-storey mixed-use building with 193 units of social housing and a place of worship, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 1317 Richards Street and 508 Drake Street", be approved in principle;
- FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by DA Architects received December 1, 2020, with an addendum received on March 1, 2021, 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 May 4, 2021, entitled "CD-1 Rezoning: 1317 Richards Street and 508 Drake 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 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 May 4, 2021, entitled "CD-1 Rezoning: 1317 Richards Street and 508 Drake Street", be approved.
- 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 Noise Control By-law, generally as set out in Appendix C of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 1317 Richards Street and 508 Drake Street".
- 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 UNANIMOUSLY (Vote No. 07388)  
(Councillor Hardwick abstained from the vote)

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*On June 15, 2021, at 9:50 pm, it was*

*MOVED by Councillor De Genova  
SECONDED by Councillor Kirby-Yung*

*THAT the meeting recess.*

CARRIED UNANIMOUSLY

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*On June 15, 2021, following the completion of Item 3. CD-1 Rezoning: 1317 Richards Street and 508 Drake Street, the Public Hearing recessed at 9:50 pm, and reconvened on June 29, 2021, at 6:01 pm, in order to continue with its business.*

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#### **4. CD-1 Rezoning: 450 West Georgia Street and 712-732 Richards Street**

An application by Wing T. Leung Architects was considered as follows:

Summary: To rezone 450 West Georgia Street and 712-732 Richards Street from Downtown District (DD) to CD-1 (Comprehensive Development) District to permit the development of a 23-storey commercial office building. A height of 87.2 m (286 ft.) and a floor space ratio (FSR) of 15.3 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; and
- 7 pieces of correspondence in opposition of the application.

#### **Staff Opening Comments**

Staff from Planning, Urban Design and Sustainability presented an overview of the application, and responded to questions.

#### **Applicant Comments**

Wing Leung, W. T. Leung Architects Inc., and Eugene Lee, W. T. Leung Architects Inc., provided a brief overview and responded to questions.

#### **Speakers**

The Mayor called for speakers for and against the application.

The following spoke in opposition of the application:

- Fu Ting Chan
- Shahin Nabi

The speakers list and receipt of public comments closed on June 29, 2021, at 6:42 pm.

## Applicant Closing Comments

Wing Leung, W. T. Leung Architects Inc., provided brief closing comments.

## Council Decision

MOVED by Councillor Hardwick

SECONDED by Councillor Dominato

- A. THAT the application by Wing T. Leung Architects Inc. on behalf of Austeville Properties Ltd., the registered owner of the lands located at 450 West Georgia Street [*Lots 1 and 2 Block 55 District Lot 541 Plan 210; PIDs 004-993-985, 004-994-001, respectively*], 712 Richards Street [*Lots 3 and 4 Block 55 District Lot 541 Plan 210; PIDs 004-994-124 and 004-994-141, respectively*], 722 Richards Street [*Lot 5 Block 55 District Lot 541 Plan 210; PID 010-909-117*] and 724/736 Richards Street [*Lot C (Exploratory Plan 9303) Block 55 District Lot 541 Plan 210; PID: 004-992-954*], to rezone the lands from Downtown District (DD) to CD1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 7.0 to 15.3 to allow construction of a 23-storey commercial office building with a building height of 87.2 m (286 ft.), generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 450 West Georgia Street and 712-732 Richards Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Wing T. Leung Architects Inc. received December 23, 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 May 4, 2021, entitled "CD-1 Rezoning: 450 West Georgia Street and 712-732 Richards 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 D of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 450 West Georgia Street and 712-732 Richards 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 UNANIMOUSLY (Vote No. 07450)  
(Councillor Dominato absent for the vote)

## **5. CD-1 Amendment: 480 Broughton Street**

An application by Henriquez Partners Architects was considered as follows:

**Summary:** To amend CD-1 (365) (Comprehensive Development) District to permit an increased maximum floor area and dwelling unit count for social housing in sub-area 1 (480 Broughton Street) to allow one extra storey, to provide further amendments which support these changes, and to update parts of the by-law to current standards. An increase to the maximum height from 30.00 m (98.40 ft.) to 38.82 m (127.36 ft.) and the total maximum residential floor area from 4,170 sq. m (44,886 sq. ft.) to 5,473 sq. m (58,911 sq. ft.) 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:

- 137 pieces of correspondence in support of the application; and
- 232 pieces of correspondence in opposition of the application including:
  - 1 petition with 138 signatures;
  - 1 petition with 9 signatures;
  - 1 petition with 3 signatures; and
  - 259 attached email comments.

### **Staff Opening Comments**

Staff from Planning, Urban Design and Sustainability and Real Estate and Facilities Management, presented an overview and responded to questions.

## **Applicant Comments**

Danica Djurkovic, Director of Facilities Planning & Development (City of Vancouver), provided brief opening comments and responded to questions.

## **Speakers**

On June 29, 2021, the Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Lucy Maloney
- Greg Valou

The following spoke in opposition of the application:

- Dr. Suniti Pande
- Carolyn Taylor
- Rick Taylor
- Sara Kianparvar
- Maisy Esfandiari
- Rahim Jivraj, President, Coal Harbour Residents Association
- Delaram Khayyam
- Mitra Davarpanah
- Maureen Baird
- David Lunny
- Sally Chai
- Norman Chow
- Harry Xu
- Dennis Chan
- Dylan Graydon
- Domino Au-Young
- Benny Lee

At 8:13 pm on June 29, 2021, while hearing from speakers, the Mayor reminded the Council and the public that Council's role at a public hearing is to be a quasi-judicial body, therefore, Council is only to consider the merits of the rezoning application and any germane comments from the public thereof. The application does not involve the elementary school project that had already been approved in the proposed area.

At 9:57 pm on June 29, 2021, while hearing from speakers, it was

MOVED by Councillor De Genova  
SECONDED by Councillor Bligh

THAT Council recess and reconvene on Wednesday, June 30, 2021, in order to continue hearing from speakers on Item 5. CD-1 Amendment: 480 Broughton Street, followed by debate and decision.

CARRIED UNANIMOUSLY

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*On June 29, 2021, following the completion of hearing from speaker 40 on Item 5. CD-1 Amendment: 480 Broughton Street, the Public Hearing recessed at 9:58 pm, and reconvened on June 30, 2021, at 6 pm, to continue with its business.*

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## **Speakers Continued**

On June 30, 2021, the Mayor continued to call for speakers for and against the application for Item 5. CD-1 Amendment: 480 Broughton Street.

The following spoke in support of the application:

- Rochelle Pauls
- Jacob Kojfman
- Jasmine Pena
- Kenna McKenzie
- Cathy Poole, Vice President, Children and Youth Services, the YMCA of Greater Vancouver
- Wendy Chow, Director, Operations, Vancouver Society of Children's Centres
- Jane Heyman
- Becky Chan
- Ben Humphreys
- Jennifer Bradshaw
- Mark Achtemichuk
- Fardeh Elyasi
- Asaj Karsan

The following spoke in opposition of the application:

- Rajiv Silgado
- Nal Shah
- Michelle Paymar
- Richard Wu
- Margaret Klima
- Amir Erfanian
- Arizoo Tarighati
- Steven Sath
- Larry Keenan, BCS460 Strata Council Member
- Dean Paulmer
- Vicky Wong
- Howard Pontious
- Elena Cabulia
- Jeremy Shragge
- Trevor Ho
- Abby Sharma

The speakers list and receipt of public comments closed on June 30, 2021, at 8:29 pm.

## Staff Closing Comments

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

## Council Decision

MOVED by Councillor Boyle  
SECONDED by Councillor De Genova

- A. THAT the application, by Henriquez Partners Architects on behalf of the City of Vancouver, the registered owner of the lands located at 480 Broughton Street, to amend CD-1 (365) By-law No. 7677 to increase the maximum floor area and dwelling unit count for the social housing permitted in sub-area 1 (480 Broughton Street), to increase the building height to allow one extra storey, and to provide further amendments which support these changes and update parts of the by-law to current standards, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 480 Broughton Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Henriquez Partners Architects received November 27, 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, subject to approval of the amendments to CD-1 (365), consequential amendments to the Coal Harbour Official Development Plan By-law No. 6754, generally as presented in Appendix C of the Referral Report, dated May 4, 2021, entitled "CD-1 Amendment: 480 Broughton Street", also be approved.

amended

AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Kirby-Yung

THAT the following be added as C:

THAT Appendix B of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 480 Broughton Street", containing the conditions of enactment be amended by adding:

2.2. That the applicant provide a finalized TAMS (Transportation Assessment and Management Study) report that includes measures from the School Streets program and the Climate Emergency Action Plan's active transportation objectives.

AMENDMENT TO THE AMENDMENT MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Carr

THAT section 2.2 of C be amended as follows:

- Insert the words “consideration of” after the word “includes”;
- Insert the phrase “such as but not limited to” after the word “measure”;
- the word “from” be struck; and
- the phrase “as well as other options such as raised street bumps or street bulges” be added to the end.

CARRIED UNANIMOUSLY (Vote No. 07451)  
(Councillor De Genova abstained from the vote)  
(Councillor Dominato absent for the vote)  
(Councillor Hardwick absent for the vote due Medical Leave)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 07453) with Councillor De Genova abstaining from the vote and Councillor Hardwick absent for the vote due to Medical Leave. Subsequently, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 07454) with Councillor Hardwick absent for the vote due to Medical Leave.

**FINAL MOTION AS APPROVED**

- A. THAT the application, by Henriquez Partners Architects on behalf of the City of Vancouver, the registered owner of the lands located at 480 Broughton Street, to amend CD-1 (365) By-law No. 7677 to increase the maximum floor area and dwelling unit count for the social housing permitted in sub-area 1 (480 Broughton Street), to increase the building height to allow one extra storey, and to provide further amendments which support these changes and update parts of the by-law to current standards, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled “CD-1 Rezoning: 480 Broughton Street”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Henriquez Partners Architects received November 27, 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, subject to approval of the amendments to CD-1 (365), consequential amendments to the Coal Harbour Official Development Plan By-law No. 6754, generally as presented in Appendix C of the Referral Report, dated May 4, 2021, entitled “CD-1 Amendment: 480 Broughton Street”, also be approved.



- C. THAT Appendix B of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 480 Broughton Street", containing the conditions of enactment be amended by adding:

2.2. That the applicant provide a finalized TAMS (Transportation Assessment and Management Study) report that includes consideration of measures such as but not limited to from the School Streets program and the Climate Emergency Action Plan's active transportation objectives" as well as other options such as raised street bumps or street bulges.

## **ADJOURNMENT**

MOVED by Councillor De Genova  
SECONDED by Councillor Carr

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY  
(Councillor Hardwick absent for the vote due to Medical Leave)

The Public Hearing adjourned on June 30, 2021, at 9:22 pm.

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