



PUBLIC HEARING MINUTES

JUNE 17, 2021

A Public Hearing of the City of Vancouver was held on Thursday, June 17, 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
- Councillor Rebecca Bligh
- Councillor Christine Boyle
- Councillor Adriane Carr
- Councillor Melissa De Genova* (Leave of Absence – Civic Business: 6:30 to 8:30 pm)
- Councillor Lisa Dominato*
- Councillor Pete Fry
- Councillor Sarah Kirby-Yung
- Councillor Jean Swanson
- Councillor Michael Wiebe

ABSENT: Councillor Colleen Hardwick

CITY MANAGER'S OFFICE: Paul Mochrie, City Manager

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
Tina Hildebrandt, 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 Rezoning: 5412 Cambie Street

An application by Giant Union Design Architecture and Planning Ltd. was considered as follows:

Summary: To rezone 5412 Cambie Street from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 23 strata-titled residential units. A height of 19.8 m (65 ft.) with additional height for a rooftop amenity and a floor space ratio (FSR) of 2.46 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:

- one piece of correspondence in support of the application.

Staff Opening Comments

Planning, Urban Design and Sustainability staff 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 at 6:17 pm.

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Wiebe

- A. THAT the application by Giant Union Design Architecture and Planning Ltd. on behalf of Xiao Zhen Lin, the registered owner of the land located at 5412 Cambie Street [*PID: 010-681-779; Lot 1 Block 854 District Lot 526 Plan 7240*] to rezone the land from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 2.46 and the maximum building height from 9.2 m (30 ft.) to 19.8 m (65 ft.) and to 22.8 m (75 ft.) to accommodate a rooftop amenity space, to permit the development of a six-storey residential building containing 23 strata-titled residential units, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 5412 Cambie Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Giant Union Design Architecture and Planning Ltd. received July 20, 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 Referral Report.

- 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 (Vote No. 07389)
(Councillor Swanson opposed)

2. CD-1 Rezoning: 7730-7772 Cambie Street

An application by Ankenman Marchand Architects was considered as follows:

Summary: To rezone 7730-7772 Cambie Street from RT-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey residential buildings containing 68 strata-titled residential units. A height of 20.5 m (67 ft.) with additional height for a rooftop amenity and a floor space ratio (FSR) of 2.72 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:

- one piece of correspondence in support of the application.

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 6:27 pm.

Council Decision

MOVED by Councillor Carr
SECONDED by Councillor Fry

- A. THAT the application by Ankenman Marchand Architects on behalf of 1074683 B.C. Ltd. (ZGPM Properties Inc.), the registered owner of the land at 7730-7772 Cambie Street [*Lots 8, 9 and 10 of Block O District Lot 323 Plan 9322; PIDs 009-690-026, 009-690-034, and 009-690-051 respectively*] to rezone the land from RT-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.60 to 2.72 and the building height from 6.1 m (20 ft.) to 20.5 m (67 ft.) and to 23.4 m (77 ft.) to accommodate a rooftop amenity space, to permit the development of two six-storey residential buildings which would contain 68 strata-titled residential units, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 7730-7772 Cambie Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Ankenman Marchand Architects received February 28, 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 Referral Report.

- 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 (Vote No. 07390)
(Councillor Swanson opposed)

3. CD-1 Rezoning: 3353 Cambie Street

An application by Radiant City Architecture was considered as follows:

Summary: To rezone 3353 Cambie Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-

storey office building, with ground-floor commercial units and a private childcare facility. A height of 24 m (79 ft.) and a floor space ratio (FSR) of 3.01 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:

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

Staff Opening Comments

Planning, Urban Design and Sustainability staff responded to questions.

Applicant Comments

Ron Bijok, Radiant City Architecture, 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 at 6:54 pm.

Staff Closing Comments

Planning, Urban Design and Sustainability staff responded to additional questions.

Council Decision

MOVED by Councillor Carr
SECONDED by Councillor Bligh

- A. THAT the application by Radiant City Architecture on behalf of Cosmo Cambie Holdings Ltd., the registered owner of the land at 3353 Cambie Street [*Lots 5 and 6, Block 520A, District Lot 526, Plan 2412; PIDs 008-585-300 and 008-585-326 respectively*], to rezone the land from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.5 to 3.01 and the maximum building height from 13.8 m (45 ft.) to 24 m (79 ft.) to permit the development of a six-storey office building, with

ground-floor commercial units and a private childcare facility, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 3353 Cambie Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Radiant City Architecture received June 4, 2020 and supplemental plans received January 27, 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 Referral 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: 3353 Cambie 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 May 4, 2021, entitled "CD-1 Rezoning: 3353 Cambie 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. 07391)
(Councillors Kirby-Yung and Swanson opposed)
(Councillor De Genova absent on Civic Business)

4. CD-1 Rezoning: 2725-2751 Kingsway

An application by GBL Architects was considered as follows:

Summary: To rezone 2725-2751 Kingsway from C-2 (Commercial) and RS-1 (Residential) to CD-1 (Comprehensive Development) District, to permit the development of a mixed-use building with two 10-storey towers connected by an L-shaped podium element of four to five storeys, with commercial uses at-

grade and 219 strata-titled residential units. A height of 34.6 m (114 ft.) and a floor space ratio (FSR) of 3.8 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:

- three pieces of correspondence in support of the application; and
- two pieces of correspondence in opposition to the application.

Staff Opening Comments

Planning, Urban Design and Sustainability staff presented 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:

- Kendall Yu
- Anique Ross
- Inder Singh Grewal
- Alice Singh
- Rahul Wadhwa
- Puneet Aujla
- Craig Jorgensen

The following spoke in opposition of the application:

- Katie Richardson

The following provided general comments on the application:

- Jeanette Jones

The speakers list and receipt of public comments closed at 7:43 pm.

Staff Closing Comments

Planning, Urban Design and Sustainability staff responded to additional questions.

Council Decision

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Carr

- A. THAT the application by GBL Architects on behalf of Coromandel Kingsway Development BT Ltd., the registered owner of the land at 2725-2751 Kingsway [*Lots 30 to 32 Except the North 10 Feet Now Lane and Except Part Now Kingsway See Reference Plan 2407 of Lot A Blocks 1 to 4 District Lot 37 Plan 2421, PIDs 006-714-021, 006-714-081 and 006-714-170 respectively; Lots 33 and 34 Except Part Now Kingsway See Reference Plan 2407 and Except Part in Explanatory Plan 6149 of Lot A Blocks 1 to 4 District Lot 37 Plan 2421, PIDs 006-714-404 and 006-714-510 respectively; and PID 017-721-253, Lot F of Lot A Blocks 1 to 4 District Lot 37 Plan LMP3715*] to rezone the land from C-2 (Commercial) and RS-1 (Residential) to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 2.5 to 3.8 and the building height from 13.8 m (45 ft.) to 34.6 m (114 ft.) to permit the development of a mixed-use building with two 10-storey towers connected by an L-shaped podium element of four to five storeys, with commercial uses at-grade and 219 strata-titled residential units, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 2725-2751 Kingsway", 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 June 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 Referral 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: 2725-2751 Kingsway", 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 May 4, 2021, entitled "CD-1 Rezoning: 2725-2751 Kingsway".
- 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 May 4, 2021, entitled "CD-1 Rezoning: 2725-2751 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. 07392)
(Councillor Swanson opposed)
(Councillor De Genova absent on Civic Business)

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Council recessed at 7:53 pm and reconvened at 8:10 pm.

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5. CD-1 Rezoning: 3609-3687 Arbutus Street

An application by PCI Developments was considered as follows:

Summary: To rezone 3609-3687 Arbutus Street from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey building under the Affordable Housing Choices Interim Rezoning Policy containing a total of 116 secured market rental housing units, of which 20% of the residential floor area is to be assigned to below-market housing units. A height of 24.7 m (80.8 ft.) and a floor space ratio (FSR) of 2.53 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:

- 84 pieces of correspondence in support of the application;
- 72 pieces of correspondence in opposition to the application; and
- two pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

Planning, Urban Design and Sustainability staff presented the application and responded to questions.

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At 9:40 pm, during the hearing of speakers, it was

*MOVED by Councilor Boyle
SECONDED by Councillor Carr*

THAT the meeting be extended to complete hearing from speakers on Item 5.

CARRIED UNANIMOUSLY

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Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Corey Colville
- Edward Benton-Evans
- Davis Austerberry
- Michael Buchan
- Colette Anderson
- Tyler Norman
- Max Lepur
- Julie Fortin
- Andraya Avison
- Mychael Lepur
- John Guremel
- Arsalan Schaigan
- Ethan Whiting
- Nathan Hawkins
- Sina Mohebiany
- Ashkan Rahnavardi
- Dakota Koch
- Sajid Karsan
- Stuart Smith
- Marcel Degroot
- Joelle Calof
- Devan Hussick
- Tuva Sonmez

The following spoke in opposition of the application:

- Angel Chen
- Jenny Chen
- Sheila Vizi
- Andy Hsu
- Tim Price
- James Ashenden
- Oliver Bailey
- Rebecca Aston

- Kunaal Rishi
- Theng Ong
- Cameron Zubko
- Michael Wu
- Ling Ling Chen
- Victoria Lou

The speakers list and receipt of public comments closed at 10:27 pm.

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At 10:29 pm, it was

*MOVED by Councillor Carr
SECONDED by Councillor Boyle*

*THAT Council refer questions to staff, debate and decision on Item 5. CD-1 Rezoning:
3609-3687 Arbutus Street, to the Council meeting on June 22, 2021, as Unfinished
Business.*

CARRIED UNANIMOUSLY

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ADJOURNMENT

MOVED by Councillor Boyle
SECONDED by Councillor Wiebe

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:29 pm.

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