



PUBLIC HEARING MINUTES

JULY 13, 2021

A Public Hearing of the City of Vancouver was held on Tuesday, July 13, 2021, at 6 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:

- Deputy Mayor Christine Boyle
- Councillor Rebecca Bligh* (Medical Leave – Item 3)
- Councillor Adriane Carr
- Councillor Melissa De Genova
- Councillor Lisa Dominato
- Councillor Pete Fry
- Councillor Colleen Hardwick
- Councillor Sarah Kirby-Yung
- Councillor Jean Swanson
- Councillor Michael Wiebe

ABSENT: Mayor Kennedy Stewart, Medical Leave

CITY CLERK'S OFFICE: Katrina Leckovic, City Clerk
Bonnie Kennett, 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. Miscellaneous Amendments Concerning Various CD-1 By-laws

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

Summary: To make miscellaneous amendments to the Zoning and Development By-law to improve clarity, update references, correct inadvertent errors or omissions, and improve the administration of the by-laws.

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

Planning, Urban Design and Sustainability staff provided an overview of 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 6:18 pm.

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Hardwick

THAT Council approves the application to:

- (i) amend CD-1 (312) By-law No. 7200 for 510 Nicola Street and 1506-1590 Coal Harbour Quay to correct an inconsistency in the commercial land use provisions for the Coal Harbour waterfront, generally as presented in Appendix A of the Referral Report dated June 8, 2021, entitled "Miscellaneous Amendments Concerning Various CD-1 By-laws";
- (ii) amend CD-1 (590) By-law No. 11110 for 4055 Cambie Street (formerly 4099 Cambie Street) to permit a wider range of commercial uses, creating consistency with more recently approved and comparable CD-1 by-laws, generally as presented in Appendix B of the above-noted report; and
- (iii) amend CD-1 (745) By-law No. 12726 for 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue to correct map labelling, generally as presented in Appendix C of the above-noted report.

CARRIED UNANIMOUSLY (Vote No. 07501)

2. CD-1 REZONING: 546 West 13th Avenue

An application by the Soroptimist International of Vancouver, BC was considered as follows:

Summary: To rezone 546 West 13th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 13-storey residential building with 135 social housing units. A height of 40.0 m (131.2 ft.) and a floor space ratio (FSR) of 6.05 are recommended.

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:

- 49 pieces of correspondence in support of the application;
- 12 pieces of correspondence in opposition to the application; and
- 3 pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

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

Applicant Comments

Carla Busnardo, Soroptimist International of Vancouver, provided opening comments and, along with Carla Guerrero, Purpose Driven Development and Planning, Amela Brudar, GBL Architects, and Annelise van der Veen, Purpose Driven Development and Planning, responded to questions.

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During questions to the applicant, it was

MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung

THAT Council suspend the rules of the *Procedure By-law* to allow a second round of questions.

CARRIED UNANIMOUSLY

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Speakers

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

The following spoke in support of the application:

- Lenore Riddell, Treasurer, Soroptimist International of Vancouver
- Sharon Fisher
- Anna Forsyth
- Cody Spencer
- Janet Law
- Hilary Smith
- Randy Purcell
- Linda Purcell, Fundraising & Grants Manager, Latincover Cultural & Business Society
- Marian Dyck
- Mahtab Laghaei, Researcher, Women Transforming Cities
- Donna Webb
- Derrich Milne
- Nadine Clark

The following spoke in opposition of the application:

- Georganne Oldham
- Shelley Cunningham
- Chris Graham
- Ryan Matthew
- Suzanne McManus
- Julianne
- Anne Wai

The speakers list and receipt of public comments closed at 8:39 pm.

Applicant Closing Comments

Carla Guerrero, Purpose Driven Development and Planning, provided closing comments.

Staff Closing Comments

Staff from Arts, Culture and Community Services and Planning, Urban Design and Sustainability, responded to additional questions.

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung

- A. THAT the application by Soroptimist International of Vancouver, BC, the registered owner, to rezone 546 West 13th Avenue [PID: 011-143-142 , Lot A of

Lot 5 Block 440 District Lot 526 Plan 5484; PID: 011-143-151, Lot A of Lot 6 Block 440 District Lot 526 Plan 5484; and PID: 011- 143-185, Lot A of Lot 7 Block 440 District Lot 526 Plan 5484] from RM-3 (Multiple-Dwelling Residential) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.11 to 6.05 and building height from 36.6 m (120.0 ft.) to 40.0 m (131.2 ft.) to allow construction of a 13-storey social housing building with 135 units, generally as presented in Appendix A of the Referral Report dated June 11, 2021, entitled “CD-1 Rezoning: 546 West 13th 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 December 1, 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 June 11, 2021, entitled “CD-1 Rezoning: 546 West 13th Avenue”, 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. 07502)
(Councillor Hardwick abstained from the vote)

3. CD-1 REZONING: 2929 Commercial Drive

An application by DYS Architecture was considered as follows:

Summary: To rezone 2929 Commercial Drive from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey mixed-use building with a rooftop amenity floor, containing 27 social housing units. A height of 19.25 m (63.2 ft.) and a floor space ratio (FSR) of 2.67 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

Two pieces of correspondence in support of the application was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments.

Staff Opening Comments

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

Applicant Comments

Dane Jansen, DYS Architecture, along with Allison Jambor, Vancouver Elementary School Teacher's Association, provided opening comments and responded to questions.

Speakers

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

Diego Pons, Founder, International Youth Support, spoke in support of the application.

The speakers list and receipt of public comments closed at 9:41 pm.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

- A. THAT the application by DYS Architecture, on behalf of the Vancouver Elementary School Teachers' Association and the Vancouver Secondary Teachers' Association, the registered owners of the lands located at

2929 Commercial Drive [*PID 005-402-069; Lot 2 Block 170 District Lot 264A Plan 14017*] to rezone the lands from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to limit the floor space ratio (FSR) from 3.00 down to 2.67 and to increase the building height from 13.8 m (45.2 ft.) to 19.25 m (63.2 ft.), to permit the development of a five-storey mixed-use building with a rooftop amenity floor, containing 27 social housing units, generally as presented in Appendix A of the Referral Report dated June 8, 2021, entitled "CD-1 Rezoning: 2929 Commercial Drive", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by DYS Architecture received November 23, 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 June 8, 2021, entitled "CD-1 Rezoning: 2929 Commercial Drive", 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 June 8, 2021, entitled "CD-1 Rezoning: 2929 Commercial Drive", 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 June 8, 2021, entitled "CD-1 Rezoning: 2929 Commercial Drive".
- 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. 07503)
(Councillor Bligh absent for the vote due to Medical Leave)
(Councillor Hardwick abstained from the vote)

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

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

The Public Hearing adjourned at 9:40 pm.

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