



## PUBLIC HEARING MINUTES

OCTOBER 12, 2021

A Public Hearing of the City of Vancouver was held on Tuesday, October 12, 2021, at 6:05 pm, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened by electronic means as authorized under updated Section 566 of the *Vancouver Charter*.

- PRESENT:** Deputy Mayor Sarah Kirby-Yung  
Councillor Christine Boyle  
Councillor Adriane Carr  
Councillor Melissa De Genova  
Councillor Lisa Dominato  
Councillor Pete Fry  
Councillor Colleen Hardwick  
Councillor Jean Swanson  
Councillor Michael Wiebe
- ABSENT:** Mayor Kennedy Stewart – Leave of Absence - Civic Business  
Councillor Rebecca Bligh – Medical Leave
- CITY MANAGER’S OFFICE:** Paul Mochrie, City Manager
- CITY CLERK’S OFFICE:** Lesley Matthews, Chief, External Relations and Protocol  
Irina Dragnea, Meeting Coordinator

### 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.

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*Due to technical issues, Council recessed at 6:07 pm and reconvened at 6:15 pm.*

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### 1. CD-1 TEXT AMENDMENT: 3380 Maquinna Drive

An application by Architelier Architecture was considered as follows:

**Summary:** To amend CD-1 (136) (Comprehensive Development) District for the city-owned property located at 3380 Maquinna Drive. The amendment would create a sub-area within the CD-1 (136) District with specific local-serving land use provisions, including a child day care facility.

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 dealing with other aspects 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 provided an overview of the application. Staff from Arts, Culture and Community Services responded to questions.

### **Applicant Comments**

Terry Bai, Wilson Kids Garden, provided opening comments and responded to questions.

### **Speakers**

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

The speakers list and receipt of public comments closed at 6:36 pm.

### **Council Decision**

MOVED by Councillor De Genova  
SECONDED by Councillor Boyle

- A. THAT the application by Architelier Architecture, on behalf of Canada Elite International Consulting Co, Ltd., with consent of the owner, the City of Vancouver, to amend the text of CD-1 (Comprehensive Development) District (136) By-law No. 5270 with respect to the 3380 Maquinna Drive [*PID 007-221-631; Lot 116 District Lots 334 and 335 Plan 18038*], to alter the land use provisions by providing additional local-serving uses, generally as presented in Appendix A of the Referral Report dated September 7, 2021, entitled "CD-1 Text Amendment: 3380 Maquinna Drive", be approved in principle;

- B. THAT A above be adopted on the following conditions:
- (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City; 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 lessee; 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. 07698)

## **2. CD-1 REZONING: 1450 West Georgia Street**

An application by Wesgroup Properties was considered as follows:

Summary: To rezone 1450 West Georgia Street from DD (Downtown District) to CD-1 (Comprehensive Development) District, to permit the development of a 49-storey mixed-use building, containing 162 secured market rental units, 193 strata-titled residential units, and commercial space at grade. A height of 149.9 m (497 ft.) and a floor space ratio (FSR) of 14.14 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:

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

### **Staff Opening Comments**

Planning, Urban Design and Sustainability staff provided an overview of the application, and along with staff from Real Estate Services responded to questions.

## **Applicant Comments**

Kaylen Blomkamp, Director of Development, Wesgroup, Taizo Yamamoto, Yamamoto Architecture, and David Stoyko, David Stoyko Landscape, provided a presentation and responded to questions.

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*At 7:39 pm, during questions to staff and the applicant, it was*

*MOVED by Councillor De Genova  
SECONDED by Councillor Hardwick*

*THAT Council ask an additional round of questions of staff and applicant.*

*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:

- David Hutniak, CEO, LandlordBC
- Maximillian Lepur
- Bailey Miazga
- Alan Fetherstonhaugh
- Sina Mohebany
- Natasha Latek
- Arsalan Schaigan

The following spoke in opposition of the application:

- Claire Lomas

The speakers list and receipt of public comments closed at 8:30 pm.

## **Applicant Closing Comments**

Kaylen Blomkamp, Director of Development, Wesgroup, provided closing comments.

## **Staff Closing Comments**

Staff from Planning, Urban Design and Sustainability provided brief closing comments and along with staff from Real Estate Services responded to additional questions.

## Council Decision

MOVED by Councillor Carr

SECONDED by Councillor De Genova

- A. THAT the application by Wesgroup Properties on behalf of 1450 West Georgia Investments Ltd., the registered owner of the property at 1450 West Georgia Street [*PID 025-079-573; Lot A of Lots 1 to 5 Block 43 District Lot 185 Group 1 New Westminster District Plan LMP50287*], to rezone the property from Downtown District (DD) to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 6.00 to 14.14 and the building height from 91.4 m to 149.9 m to permit the development of a 49-storey mixed-use building, containing 162 secured market rental units, 193 market strata units, and commercial space at grade, generally as presented in Appendix A of the Referral Report dated September 7, 2021, entitled "CD-1 Rezoning: 1450 West Georgia Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Yamamoto Architecture received December 20, 2018, 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, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated September 7, 2021, entitled "CD-1 Rezoning: 1450 West Georgia 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 September 7, 2021, entitled "CD-1 Rezoning: 1450 West Georgia 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 September 7, 2021, entitled "CD-1 Rezoning: 1450 West Georgia 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 (Vote No. 07699)  
(Councillors Hardwick and Swanson opposed)

### **3. CD-1 REZONING: 1157 Burrard Street**

An application by Merrick Architecture was considered as follows:

Summary: To rezone 1157 Burrard Street from DD (Downtown District) and C-5 (West End Commercial Districts) to CD-1 (Comprehensive Development) District, to permit the development of a 47-storey mixed-use building, containing 289 strata-titled residential units, a child care facility, an arts and culture hub, and commercial space at grade. A height of 143.0 m (469 ft.) and a floor space ratio (FSR) of 13.37 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:

- fifteen pieces of correspondence in support of the application; and
- ten pieces of correspondence in opposition to the application.

#### **Staff Opening Comments**

Planning, Urban Design and Sustainability staff provided an overview of the application, and along with staff from Arts, Culture and Community Services responded to questions.

#### **Applicant Comments**

David Buddle, General Manager, Prima Properties, provided opening comments, and Gregory Borowski, Merrick Architecture, provided a brief presentation, and together responded to questions.

## Speakers

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

The following spoke in support of the application:

- Steven Regan, Executive Director, West End BIA
- Deepak Sharma
- Taylor Varrall
- Jay McVain
- Katherine Robidou

The following spoke in opposition of the application:

- Rick Hurlbut
- Jocelan Tracey
- Claire Lomas

Leslie Adams provided general comments on the application.

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*At 9:52 pm, during the hearing from speakers, it was*

*MOVED by Councillor Dominato  
SECONDED by Councillor Fry*

*THAT the meeting be extended past 10 pm in order to complete the agenda.*

*withdrawn*

*During debate on the motion,*

*WITHDRAWAL MOVED by Councillor Dominato  
SECONDED by Councillor Carr*

*THAT the motion to extend past 10 pm in order to complete the agenda be withdrawn.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

*Subsequently, it was*

*MOVED by Councillor Carr  
SECONDED by Councillor De Genova*

*THAT Council extend the meeting past 10 pm in order to complete hearing from speakers, closing comments and questions to staff on Item 3, as well as opening comments, hearing from speakers, closing comments and questions to staff on Item 4;*

*FURTHER THAT Council refer debate and decision on Items 3 and 4 to the Council meeting on October 19, 2021, as Unfinished Business.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

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The speakers list and receipt of public comments closed at 10:04 pm.

### **Council Decision**

As noted earlier in the minutes, Council referred debate and decision on Item 3 to the Council meeting on October 19, 2021, as Unfinished Business.

#### **4. Zoning and Development By-law Amendments to Allow Patios for Liquor Manufacturers**

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

Summary: To amend the Zoning and Development By-law to allow patios on private property for liquor manufacturers with a lounge endorsement, and extend temporary allowance of outdoor patios for businesses on private property on sites where patios are currently not permitted from October 31, 2021 to March 31, 2022.

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

### **Speakers**

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

Adam Henderson, Super Flux Beer, spoke in support of the application.



The speakers list and receipt of public comments closed at 10:19 pm.

### **Council Decision**

As noted earlier in the minutes, Council referred debate and decision on Item 4 to the Council meeting on October 19, 2021, as Unfinished Business.

### **ADJOURNMENT**

MOVED by Councillor Hardwick  
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:20 pm.

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