



## **PUBLIC HEARING MINUTES**

**NOVEMBER 2, 4, AND 9, 2021**

A Public Hearing of the City of Vancouver was held on Tuesday, November 2, 2021, at 6:01 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting reconvened on Thursday, November 4, 2021, at 6:01 pm, and on Tuesday, November 9, 2021, at 6:02 pm. This Public Hearing was convened by electronic means as authorized under updated Section 566 of the *Vancouver Charter*.

**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\*
- Councillor Sarah Kirby-Yung
- Councillor Jean Swanson\*
- Councillor Michael Wiebe

**CITY MANAGER'S OFFICE:** Paul Mochrie, City Manager (November 2, 2021)

**CITY CLERK'S OFFICE:** Lesley Matthews, Chief, External Relations and Protocol  
Rowena Choi, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### **WELCOME**

The Mayor acknowledged that we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. 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. Streamlining Rental Around Local Shopping Areas – Amendments to the C-2, C-2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy**

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

Summary: For Council's consideration:

- Amendments to the Zoning and Development By-law for C-2, C-2B, C-2C and C-2C1 district schedules to allow new secured rental buildings up to six storeys outside of areas subject to recent and ongoing community planning programs and other minor changes to the C-2 zones that will apply city-wide.
- Amendments to the Zoning and Development By-law to introduce three new standard rental district schedules (RR-1; RR-2A, RR-2B and RR-2C; and RR-3A and RR-3B) to enable the consideration of future rezoning applications under the Secured Rental Policy. No properties are proposed to be rezoned to a new rental (RR) district schedule at this time. Each future rezoning application considered under the Secured Rental Policy would require a decision by City Council following a separate Public Hearing.
- Amendments to C-2 design guidelines, new design guidelines for secured rental projects in C-2 and RR zones, and consequential amendments to the Sign By-law, Noise Control By-law, Parking By-law and Subdivision By-law.
- Amendments to the Secured Rental Policy (2019) to reflect the proposed zoning changes and to update the locational criteria that will be used to determine eligibility for future rental rezoning applications.

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:

- 620 pieces of correspondence in support of the application;
- 444 pieces of correspondence in opposition to the application; and
- 18 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 along with Blair Erb, Consultant, Coriolis Consultant Corporation, responded to questions.

On November 2, 2021, at 6:50 pm, during questions to staff, Councillor Kirby-Yung raised a parliamentary procedural concern. The Mayor reminded Council that a point of order requires a Council member to quote a section of the *Procedure By-law* or *Vancouver Charter*; subsequently, the Mayor also reminded that Council members should only ask clarifying questions of staff, keep their comments germane to the merits of the report and save debate until after the close of the speaker's list.

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*On November 2, 2021, at 7:06 pm, during questions to staff, it was*

*MOVED by Councillor Swanson  
SECONDED by Councillor Kirby-Yung*

*THAT Council be permitted a second round of questions staff.*

*CARRIED (Vote No. 07769)  
(Councillor Hardwick opposed)*

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On November 2, 2021, at 8:41 pm, during the hearing of speakers, the Mayor reminded that speakers are under no obligation to respond to the questions asked by Council members and that the only requirements for registration per the *Procedure By-law* are to provide their full name and to confirm whether they are a resident of Vancouver.

### **Speakers**

On November 2, 2021, the Mayor called for speakers for and against the application.

The following spoke in support of the application:

- David Sander
- Helen Lui
- Michael Mortensen
- Michael Brown
- Megan Pohanka
- Melissa Lem

The following spoke in opposition of the application:

- Marc White, Co-Chair, Seniors' Advisory Committee
- Roberta Olenick
- Jeremy Stone
- Tyman Stewart

The following provided general comments on the application:

- Craig Jorgensen

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*On November 2, 2021, at 9:59 pm, during the hearing of speakers, it was*

*MOVED by Councillor Bligh*  
*SECONDED by Councillor Dominato*

*THAT the meeting be extended past 10 pm in order to complete hearing from the current speaker.*

*CARRIED UNANIMOUSLY AND*  
*BY THE REQUIRED MAJORITY*

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*On November 2, 2021, during the hearing of speakers, the Public Hearing recessed at 10:01 pm and reconvened on November 4, 2021, at 6:01 pm.*

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On November 4, 2021, at 8:12 pm, while hearing from speakers, Councillor Carr rose on a point of order pursuant to section 8.7(a) of the *Procedure By-law* regarding the legal process of the application and whether it is compatible with the purposes and objects set out in the *Vancouver Charter* including the good rule of government of the City.

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*On November 4, 2021, the Public Hearing recessed at 8:13 pm and reconvened at 8:31 pm.*

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After consulting with Legal Services, the Mayor ruled that the application was in order and therefore, the hearing may continue.

On November 4, 2021, the Mayor continued to call for speakers for and against the application.

The following spoke in support of the application:

- Russil Wvong
- Justin Hoffmann
- Roberta McDonald
- Stuart Smith
- Rhiannon Fox
- Nasim Zoubeiri
- Jon Stovell
- Ben Han
- Tim Grant
- Michael Louie

The following spoke in opposition of the application:

- Hilary Reid
- Brian Palmquist
- Siew Baxter
- Craig Gay
- Nathan Davidowicz
- Natasha Shulman
- Patrick Condon
- Stefan Brunhoff
- Kelly Talayco
- Marlene Wickman
- Stephen Bohus
- Joan Bunn
- Bill Tieleman
- Chris Flerlage

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*On November 4, 2021, during the hearing of speakers, the Public Hearing recessed at 9:54 pm and reconvened on November 9, 2021, at 6:02 pm.*

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On November 9, 2021, the Mayor continued to call for speakers for and against the application.

The following spoke in support of the application:

- Peter Waldkirch
- Aaron Wilson
- Serena Jackson
- Cameron Thorn
- Michael Wiebe (not the Council Member and no relation)
- Evan Allegretto
- Neil Robertson
- Scott de Lange Boom
- Albert Huang
- Maximillian Lepur
- Arsalan Schaigan
- Sina Mohebiany
- Elliot Hoyt
- Clara Prager
- Surabhi Shakkarwar
- Taizo Yamamoto
- Shaun Lang
- Marcus Weber
- Richard Campbell
- Alex Boston

- Steve Leathley
- Ben Wells
- Jamie Vaughan
- Barbara May
- Michael Butler
- Victor Rizov
- Max Kittner
- Leopold Wambersie
- Kit Sauder
- Owen Brady
- John Guremel
- James Tang
- Ethan Whiting
- Tuba Sonmez
- Devon Hussack

The following spoke in opposition of the application:

- Maureen Charron
- Gayle Gavin
- Mary Davison
- Jenny McClean
- Mary Downe
- Carol Volkart
- Larry Benge
- Peter Gajecki
- Colin McGrath
- Erica Weiss
- Philippe Le Billon
- Karen Bakker
- Penny Noble
- Jan Alexander
- Bik Khanna
- Richard Nantel

The following provided general comments on the application:

- Nathan Edelson
- Julius Csotonyi
- Naomi Steinberg

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*On November 9, 2021, at 9:42 pm, during the hearing of speakers, it was*

*MOVED by Councillor Carr  
SECONDED by Councillor Boyle*

*THAT the meeting be extended past 10 pm in order to complete hearing from speakers;*

*FURTHER THAT debate and decision be referred to the Council meeting on Tuesday, November 16, 2021 as Unfinished Business.*

*CARRIED AND  
BY THE REQUIRED MAJORITY (Vote No. 07774)  
(Councillors De Genova, Hardwick and Swanson opposed)*

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*On November 9, 2021, at 11:40 pm, the Public Hearing recessed reconvened at 11:45 pm; subsequently, the Public Hearing recessed after the close of the speaker's list and reconvened at midnight.*

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For clarity, on November 9, 2021, the speakers list closed at 11:45 pm. Subsequently, due to the volume of correspondence received, the receipt of public comments remained open for an additional 15 minutes and closed at 12:01 am on Wednesday, November 10, 2021.

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*On November 10, 2021, following the close of the speaker's list and receipt of public comments, the Public Hearing adjourned at 12:05 am.*

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Note: On November 9, 2021, at 9:42 pm, following the approval of a verbal motion, Council referred debate and decision on Item 1 "Streamlining Rental Around Local Shopping Areas – Amendments to the C-2, C-2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy", to the Council meeting on Tuesday, November 16, 2021, as Unfinished Business. Therefore, the Public Hearing completed on Wednesday, November 10, 2021, at 12:05 am, despite not having a formal adjournment.