



## **PUBLIC HEARING MINUTES**

**NOVEMBER 16 AND 23, 2021**

A Public Hearing of the City of Vancouver was held on Tuesday, November 16, 2021, at 6:10 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting was recessed and reconvened on Tuesday, November 23, 2021, at 6:05 pm. This Council meeting was convened by electronic means as authorized under updated Section 566 of the *Vancouver Charter*.

**PRESENT:** Mayor Kennedy Stewart (Leave of Absence – Civic Business on November 23, 2021)  
Deputy Mayor Adriane Carr\*  
Councillor Rebecca Bligh (Leave of Absence – Civic Business on November 23, 2021)  
Councillor Christine Boyle  
Councillor Melissa De Genova  
Councillor Lisa Dominato  
Councillor Pete Fry  
Councillor Colleen Hardwick  
Councillor Sarah Kirby-Yung  
Councillor Jean Swanson  
Councillor Michael Wiebe

**CITY CLERK'S OFFICE:** Katrina Leckovic, City Clerk (November 16, 2021)  
Tina Penney, Deputy City Clerk (November 23, 2021)  
David Yim, 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: 110 West 4th Avenue**

An application by Beedie Living was considered as follows:

Summary: To rezone 110 West 4th Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a

nine-storey industrial and office building. A height of 41.0 m (135 ft.) and a floor space ratio (FSR) of 7.0 are proposed.

The General Manager, 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:

- 13 pieces of correspondence in support of the application; and
- six pieces of correspondence dealing with other aspects of the application.

### **Staff Opening Comments**

Planning, Urban Design and Sustainability staff provided a brief presentation and responded to questions.

### **Applicant Comments**

Murray McCutcheon, Vice President, Abcellera, provided 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:

- Dermot Kelleher, Dean of Medicine, Vice President of Health, University of British Columbia
- Nancy Harrison
- Joseph Garcia
- Allen Eaves
- Brad Becker
- Bailey Miazga
- Neil Wyles, Mount Pleasant Business Association, Executive Director
- Hitesh Arora, President, Student Biotechnology Network
- Peter Cullis

The following spoke in opposition to the application:

- Andrew Dunn
- Naomi Linklater

On November 16, 2021, the speakers list and receipt of public comments closed at 8:12 pm.

## Council Decision

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor De Genova

- A. THAT the application by Beedie Living, on behalf of 0892124 B.C. Ltd., the registered owner of the lands at 110 West 4th Avenue [*Lots 8, 9, 10, 11 and 12, Block 21 District Lot 200A Plan 197; PIDs 015-518-949, 015-518-973, 015-519-023, 015-519-066 and 015-519-155 respectively*] to rezone from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 7.0 and the building height from 18.3 m to 41.0 m to permit the development of a nine-storey industrial and office building, generally as presented in the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 110 West 4th Avenue", be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Francl Architecture, received April 12, 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 subject to approval of the CD-1 By-law, 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 October 5, 2021, entitled "CD-1 Rezoning: 110 West 4th Avenue", be approved.

- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 110 West 4th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of "mixed-employment (light industrial)", generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 110 West 4th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the CD-1 By-law.

- 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 bylaw 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. 07811)

## **2. CD-1 REZONING: 150 West 4th Avenue**

An application by TKA+D Architecture and Design Inc. was considered as follows:

Summary: To rezone 150 West 4th Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a seven-storey industrial and office building. A height of 28.9 m (95 ft.) and a floor space ratio (FSR) of 4.0 are proposed.

The General Manager, 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
- four pieces of correspondence in opposition to the application.

### **Staff Opening Comments**

Planning, Urban Design and Sustainability staff provided a brief presentation and responded to questions.

## Applicant Comments

Murray McCutcheon, Vice President, Abcellera, provided opening comments and along with Craig Taylor, Principal, TKA+D Architecture, responded to questions.

## Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Peter Zandstra, Director of Biomedical Engineering, University of British Columbia
- Jill Tipping
- Andre Marzali
- Matthew D Breech, Chief Executive Officer, Tall Grass Natural Health
- David Main, Chief Executive Officer, Notchtx Therapeutics
- Lee Methot, Chief Executive Officer, Midland Appliance
- Wendy Hurlburt, President and Chief Executive Officer, Life Sciences British Columbia
- Karimah E Sabar, Chief Executive Officer, Quark Venture
- Simon Pimstone, Founder and Chairman, Xenon Pharmaceuticals

The following spoke in opposition to the application:

- Andrew Dunn
- Naomi Linklater

On November 16, 2021, the speakers list and receipt of public comments closed at 9:46 pm.

## Council Decision

MOVED by Councillor Carr

SECONDED by Councillor Boyle

- A. THAT the application by TKA+D Architecture and Design Inc., on behalf of 1090345 B.C. Ltd., the registered owner of the lands at 150 West 4th Avenue [PID 031-128-360; Lot A Block 21 District Lot 200A Group 1 New Westminster District Plan EPP101475] to rezone from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 4.0 and the building height from 18.3 m to 28.9 m to permit the development of a seven-storey industrial and office building, generally as presented in the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 150 West 4th Avenue", be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by TKA+D Architecture and Design Inc., received April 19, 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 subject to approval of the CD-1 By-law, 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 October 5, 2021, entitled "CD-1 Rezoning: 150 West 4th Avenue", be approved.

- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 150 West 4th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of "mixed-employment (light industrial)", generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 150 West 4th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the CD-1 By-law.

- 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 bylaw 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. 07812)

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*On November 16, 2021, the Public Hearing recessed at 9:48 pm, and reconvened on November 23, 2021, at 6:05 pm.*

\* \* \* \* \*

*On November 23, 2021, the first order of business was the selection of an interim Chair from 7 to 8 pm as both the Mayor and Deputy Mayor would be absent from the meeting. Deputy Mayor Carr called for an interim Chair and Council agreed to have Councillor Hardwick be the interim chair in the absence of the Mayor and Deputy Mayor at the meeting.*

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### **3. CD-1 REZONING: 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive**

An application by Grandview Woodland Limited Partnership was considered as follows:

Summary: To rezone 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building, and the retention and conservation of a designated heritage building, consisting of 136 secured market rental units. A height of 20.5 m (67 ft.) and a floor space ratio (FSR) of 2.87 are proposed.

The General Manager, 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:

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

#### **Staff Opening Comments**

Planning, Urban Design and Sustainability staff provided a brief presentation and responded to questions.

#### **Applicant Comments**

Evan Allegretto, President, Intracorp, provided opening comments and responded to questions.

## Speakers

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

The following spoke in support of the application:

- Alastair Wood
- Jean-Guy Trepanier

On November 23, 2021, the speakers list and receipt of public comments closed at 6:47 pm.

## Staff Closing Comments

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

## Council Decision

MOVED by Councillor De Genova

SECONDED by Councillor Kirby-Yung

- A. THAT the application by Grandview Woodland Limited Partnership on behalf of Grandview Woodland Project (Nominee) Ltd., the registered owner of the lands located at:
- 1837-1863 East 11th Avenue [*PID: 030-772-079; Lot A Block 162 District Lot 264A Group 1 New Westminster District Plan EPP91431*]; and,
  - 2631-2685 Victoria Drive [*PID: 030-772-087; Lot 1 Block 162 District Lot 264A Group 1 New Westminster District Plan EPP91432*];

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.45 to 2.87 and the maximum building height from 10.7 m (35 ft.) to 20.5 m (67 ft.) to permit the development of a six-storey residential building and the retention and conservation of a designated heritage building at 1853-1857 East 11th Avenue, consisting of 136 secured market rental units, generally as presented in the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive", be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the above noted-report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by RWA Group Architecture Ltd., received September 25, 2020, provided that 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 in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated October 5, 2021, entitled “CD-1 Rezoning: 1837-1863 East 11th Avenue and 2631-2685 Victoria 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 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. 07842)

#### **4. CD-1 REZONING: 2735 East 41st Avenue**

An application by Barnett Dembek Architects Inc. was considered as follows:

Summary: To rezone 2735 East 41st Avenue from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey mixed-use building with commercial space on the ground floor and 32 secured market rental units. A height of 15.5 m (50.8 ft.) and a floor space ratio (FSR) of 2.46 are proposed.

The General Manager, 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 responded to questions.

## Applicant Comments

Maciej Dembek, Managing Associate, Barnett Dembek Architects, provided opening comments and responded to questions.

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*At this point in the proceedings, Councillor Hardwick assumed the Chair.*

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## Speakers

The Chair called for speakers for and against the application.

Nathan Davidowicz spoke in support of the application.

On November 23, 2021, the speakers list and receipt of public comments closed at 7:18 pm.

## Council Decision

MOVED by Councillor De Genova  
SECONDED by Councillor Kirby-Yung

- A. THAT the application by Barnett Dembek Architects Inc. on behalf of Gulf and Fraser Fishermen's Credit Union, the registered owner of the lands located at 2735 East 41st Avenue [*PID 009-711-899; Lot 9 of Lot C Blocks 2 and 3 District Lot 50 Plan 9268*], to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.20 to 2.46 and the building height from 10.7 m (35.1 ft.) to 15.5 m (50.8 ft.) to permit the development of a mixed-use building containing 32 secured market rental residential units and ground floor commercial space, generally as presented in the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 2735 East 41st Avenue", be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Barnett Dembek Architects Inc., received November 30, 2020, provided that 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 2735 East 41st 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 subject to approval of the CD-1 By-law, 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 October 5, 2021, entitled "CD-1 Rezoning: 2735 East 41st Avenue", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 2735 East 41st Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- 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. 07843)  
(Councillor Carr absent for the vote)

## **5. REZONING: 756 West 26th Avenue**

An application by B Squared Architecture Inc. was considered as follows:

Summary: To rezone 756 West 26th Avenue from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, to permit a townhouse development with a maximum floor space ratio (FSR) of 1.20. If rezoning is approved, a subsequent development permit process would entail review of a proposed form of development.

The General Manager, 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**

Seventeen 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 provided a brief presentation and responded to questions.

### **Applicant Comments**

Brian Billingsley, Principal, B Squared Architecture Inc., responded to questions.

### **Speakers**

The Chair called for speakers for and against the application.

Oliver Tennant spoke in support of the application.

Naomi Steinberg spoke to other aspects of the application.

On November 23, 2021, the speakers list and receipt of public comments closed at 7:50 pm.

### **Staff Closing Comments**

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

## Council Decision

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor De Genova

- A. THAT the application by B Squared Architecture Inc., on behalf of Nora West 26 G.P. Inc., the registered owner of the lands located at 756 West 26th Avenue [PID: 010-920943; Lot 4 Block 698 District Lot 526 Plan 6309], to rezone the land from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, generally as presented in the Referral Report dated October 5, 2021, entitled "Rezoning: 756 West 26th Avenue", be approved in principle;

FURTHER THAT the draft zoning by-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

AND FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, subject to approval of the zoning by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "Rezoning: 756 West 26th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning by-law.

- 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 (Vote No. 07844)  
(Councillors Hardwick and Swanson opposed)  
(Councillor Carr absent for the vote)

## **6. REZONING: 6225-6263 Yukon Street**

An application by Formwerks Architecture was considered as follows:

Summary: To rezone 6225-6263 Yukon Street from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, to permit a townhouse development with a maximum floor space ratio (FSR) of 1.20. If rezoning is approved, a subsequent development permit process would entail review of a proposed form of development.

The General Manager, 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.

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*At this point in the proceedings, Deputy Mayor Carr resumed the Chair.*

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### **Staff Opening Comments**

Planning, Urban Design and Sustainability staff 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 8:21 pm.

### **Council Decision**

MOVED by Councillor De Genova  
SECONDED by Councillor Kirby-Yung

- A. THAT the application by Formwerks Architecture, on behalf of 1107811 B.C. Ltd., the registered owners of the lands located at 6225-6263 Yukon Street [*Lots 19 to 21 of Lot 2 Block 999 District Lot 526 Plan 5531; PIDs: 010-671-561, 011-138-661 and 011-138-670 respectively*], to rezone the land from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling)

District, generally as presented in the Referral Report dated October 5, 2021, entitled "Rezoning: 6225-6263 Yukon Street", be approved in principle;

FURTHER THAT the draft zoning by-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

AND FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, subject to approval of the zoning by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "Rezoning: 6225-6263 Yukon Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning by-law.

- 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 (Vote No. 07845)  
(Councillors Hardwick and Swanson opposed)

## **7. REZONING: 197 West 26th Avenue**

An application by B Squared Architecture Inc. was considered as follows:

Summary: To rezone 197 West 26th Avenue from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, to permit a townhouse development with a maximum floor space ratio (FSR) of 1.20. If rezoning is approved, a subsequent development permit process would entail review of a proposed form of development.

The General Manager, 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:

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

### **Applicant Comments**

Brian Billingsley, Architect, B Squared Architecture Inc., provided opening comments and responded to questions.

### **Speakers**

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

Oliver Tennant spoke in support of the application.

The following spoke in opposition of the application:

- Blaine Cairns
- Brent Nicols
- Jadine Cairns
- Julie Nicols

Naomi Steinberg spoke to other aspects of the application.

On November 23, 2021, the speakers list and receipt of public comments closed at 9:18 pm.

### **Applicant Closing Comments**

Hans Fast, Developer, Fastmark Development Corp., provided closing comments.

### **Staff Closing Comments**

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



## Council Decision

MOVED by Councillor De Genova  
SECONDED by Councillor Boyle

- A. THAT the application by B Squared Architecture Inc. on behalf of Nora West 26 G.P. Inc., the registered owner of the land located at 197 West 26th Avenue [*PID: 013-324-578; Lot 27 Block 683 District Lot 526 Plan 2913*], to rezone the land from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, generally as presented in the Referral Report dated October 5, 2021, entitled "Rezoning: 197 West 26th Avenue", be approved in principle;

FURTHER THAT the draft zoning by-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

AND FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, subject to approval of the zoning by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "Rezoning: 197 West 26th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning by-law.

- 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 (Vote No. 07846)  
(Councillors Hardwick and Swanson opposed)  
(Councillor Wiebe abstained from the vote)

\* \* \* \* \*

*On November 23, 2021, at 9:44 pm, it was*

*MOVED by Councillor Boyle  
SECONDED by Councillor Dominato*

*THAT the meeting extend pass 10 pm in order to complete the remaining agenda items.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

\* \* \* \* \*

## **8. REZONING: 608-632 West 54th Avenue**

An application by Gradual Architecture Inc. was considered as follows:

Summary: To rezone 608-632 West 54th Avenue from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, to permit a townhouse development with a maximum floor space ratio (FSR) of 1.20. If rezoning is approved, a subsequent development permit process would entail review of a proposed form of development.

The General Manager, 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 was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments.

### **Speakers**

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

On November 23, 2021, the speakers list and receipt of public comments closed at 9:55 pm.

### **Council Decision**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Boyle

- A. THAT the application by Gradual Architecture Inc., on behalf of 1095092 BC Ltd., the registered owner of the lands located at 608-632 West 54th Avenue [Lots 6 to 8 Block 885 District Lot 526 Plan 9858; PIDs: 009-446-401, 009-446-419 and

*008-307-865 respectively*], to rezone the land from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, generally as presented in the Referral Report dated October 5, 2021, entitled “Rezoning: 608-632 West 54th Avenue”, be approved in principle;

FURTHER THAT the draft zoning by-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

AND FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, subject to approval of the zoning by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled “Rezoning: 608-632 West 54th Avenue”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning by-law.

- 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 (Vote No. 07847)  
(Councillors Hardwick and Swanson opposed)

## **9. REZONING: 707 West 27th Avenue**

An application by P Square Engineering and Construction Ltd. was considered as follows:

Summary: To rezone 707 West 27th Avenue from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, to permit a townhouse development with a maximum floor space ratio (FSR) of 1.20. If rezoning is approved, a subsequent development permit process would entail review of a proposed form of development.

The General Manager, 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.

### **Speakers**

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

Naomi Steinberg spoke to other aspects of the application.

On November 23, 2021, the speakers list and receipt of public comments closed at 10:09 pm.

### **Staff Closing Comments**

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

### **Council Decision**

MOVED by Councillor De Genova  
SECONDED by Councillor Dominato

- A. THAT the application by P Square Engineering and Construction Ltd., on behalf of Sayed Pouriya Hosseini and Morteza Karamzadeh–Dehaghani, the registered owners of the lands located at 707 West 27th Avenue [*PID: 018-196-951; Lot 9 Block 698 District Lot 526 Plan 6309*], to rezone the land from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, generally as presented in the Referral Report dated October 5, 2021, entitled “Rezoning: 707 West 27th Avenue”, be approved in principle;

FURTHER THAT the draft zoning by-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

AND FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, subject to approval of the zoning by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled “Rezoning: 707 West 27th Avenue”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning by-law.

- 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 (Vote No. 07848)  
(Councillors Hardwick and Swanson opposed)

## **10. REZONING: 157-163 West King Edward Avenue**

An application by Forme Development was considered as follows:

Summary: To rezone 157-163 West King Edward Avenue from RS-1 (Single-detached Houses and Duplexes) District to RM-8AN (Multiple Dwelling) District, to permit a townhouse development with a maximum floor space ratio (FSR) of 1.20. If rezoning is approved, a subsequent development permit process will include a review of a proposed form of development.

The General Manager, 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.

### **Speakers**

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

Jack Sandu spoke in support of the application.

Naomi Steinberg spoke to other aspects of the application.

On November 23, 2021, the speakers list and receipt of public comments closed at 10:37 pm.

### **Council Decision**

MOVED by Councillor Dominato

SECONDED by Councillor De Genova

- A. THAT the application by Forme Development on behalf of 157 King Edwards Properties Inc. the registered owner of the lands located at 157-163 West King Edward Avenue [*Lot 23 and 24, Block 663 District Lot 526 Plan 2913; PIDs: 013-055-704 and 009-194-029, respectively*] to rezone the land from RS-1 (Single-detached Houses and Duplexes) District to RM-8AN (Multiple Dwelling) District, generally as presented in the Referral Report dated October 5, 2021, entitled "Rezoning: 157-163 West King Edward Avenue", be approved in principle;

FURTHER THAT the draft zoning by-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle;

AND FURTHER THAT the above approval be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, subject to approval of the zoning By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "Rezoning: 157-163 West King Edward Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning by-law.

- 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 (Vote No. 07849)  
(Councillors Hardwick and Swanson opposed)

## **ADJOURNMENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

On November 23, 2021, the Public Hearing adjourned at 10:39 pm.

\* \* \* \* \*