



## **PUBLIC HEARING MINUTES**

**NOVEMBER 18 AND 25, 2021**

A Public Hearing of the City of Vancouver was held on Thursday, November 18, 2021, at 6:04 pm in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting reconvened on Thursday, November 25, 2021, at 6:05 pm. This Public Hearing was convened by electronic means as authorized under Section 566 of the *Vancouver Charter*.

**PRESENT:**

Deputy Mayor Adriane Carr  
Councillor Rebecca Bligh – Leave of Absence for Civic Business on November 25, 2021  
Councillor Christine Boyle  
Councillor Melissa De Genova  
Councillor Lisa Dominato  
Councillor Colleen Hardwick – Medical Leave on November 18, 2021  
Councillor Sarah Kirby-Yung – Leave of Absence for Civic Business on November 25, 2021  
Councillor Jean Swanson  
Councillor Michael Wiebe\* – Leave of Absence for Civic Business on November 18, 2021, from 6 pm to 6:30 pm

**ABSENT:**

Mayor Kennedy Stewart – Medical Leave on November 18, 2021; and, Leave of Absence for Civic Business on November 25, 2021  
Councillor Pete Fry – Leave of Absence for Civic Business – November 18, 2021; and, Absent on November 25, 2021

**CITY CLERK'S OFFICE:**

Lesley Matthews, Chief, External Relations and Protocol  
Denise Swanston, Meeting Coordinator – November 18, 2021  
Irina Dragnea, Meeting Coordinator – November 25, 2021

\* Denotes absence for a portion of the meeting

### **WELCOME**

The Deputy Mayor acknowledged 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 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 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.

### **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 Mayor called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:26 pm.

### **Council Decision**

MOVED by Councillor De Genova  
SECONDED by Councillor Dominato

THAT Council approves the application to:

- (i) amend CD-1 (60) By-law No. 4491 for 3595 Kingsway (Odd Fellows Manor) to correct CD-1 number, generally as presented in Appendix A of the Report dated October 5, 2021, entitled "Miscellaneous Amendments Concerning Various CD-1 By-laws";
- (ii) amend CD-1 (777) By-law No. 13002 for 1506 West 68th Avenue and 8405-8465 Granville Street to correct the site area figure, generally as presented in Appendix B of the above-noted Report;
- (iii) amend CD-1 (728) By-law No. 12425 for 3070 Kingsway to correct the enactment sign off year, generally as presented in Appendix C of the above-noted Report;
- (iv) amend By-law No. 13081 for 749-815 West 49th Avenue to correct the zoning, generally as presented in Appendix D of the above-noted Report;
- (v) amend CD-1 (782) By-law No. 13083 for 2543-2583 Renfrew Street and 2895 East 10th Avenue 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 E of the above-noted Report; and

- (vi) amend CD-1 (783) By-law No. 13084 for 2603-2655 Renfrew 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 F of the above-noted Report.

CARRIED UNANIMOUSLY (Vote No. 07838)  
(Councillor Wiebe, absent for the vote)

## **2. CD-1 Rezoning: 4992-5138 Ash Street**

An application by GBL Architects was considered as follows:

Summary: To rezone 4992-5138 Ash Street from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit a residential development with one six-storey building and two four-storey buildings, containing a total of 133 strata-titled residential units. A maximum height of 21 m (69 ft.) and a floor space ratio (FSR) of 2.0 are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendations.

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

### **Staff Opening Comments**

Thein Phan, Senior Rezoning Planner, Rezoning Centre, Planning, Urban Design and Sustainability, responded to questions.

### **Applicant Comments**

Timothy Yeung, Director of Development, Peterson, responded to questions.

### **Speakers**

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

The following spoke in support of the application:

- Tracey Moir, Chair, Oakridge Langara Area Residents

The speakers list and receipt of public comments closed at 6:55 pm.

### Council Decision

MOVED by Councillor De Genova  
SECONDED by Councillor Dominato

- A. THAT the application by GBL Architects on behalf of 1093607 B.C. LTD., the registered owner of the lands located at 4992-5138 Ash Street [*Lots 28-35 Block 839 District Lot 526 Plan 8710; PIDs: 007-124-341, 009-955-356, 009-955-330, 009-955-283, 009-955-241, 009-955-208, 009-954-996, 009-954-961 respectively*], to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.7 to 2.0 and the maximum building height from 10.7 m (35 ft.) to 21.0 m (69 ft.), to permit a residential development with one six-storey building and two four storey buildings with a total of 133 strata titled residential units, generally as presented in the Report dated October 5, 2021, entitled "CD-1 Rezoning: 4992-5138 Ash Street", 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 in plans by GBL Architects received November 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 Report.

- B. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Report dated October 5, 2021, entitled "CD-1 Rezoning: 4992-5138 Ash 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 CD-1 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. 07839)  
(Councillor Swanson opposed)

### **3. CD-1 Rezoning: 8460 Ash Street and 8495 Cambie Street**

An application by Intracorp Ash Street Developments, Ltd. was considered as follows:

Summary: To rezone 8460 Ash Street and 8495 Cambie Street from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development with 16-storey, 27-storey and 31-storey buildings with ground floor commercial space, 125 social housing units and 524 secured market rental units. A height of 103 m (338 ft.) and a floor space ratio (FSR) of 8.26 are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

#### **Summary of Correspondence**

Twenty-four 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**

Scott Erdman, Rezoning Planner, Rezoning Centre, Planning, Urban Design and Sustainability, presented an overview of the application and responded to questions.

#### **Applicant Comments**

Aziz Ibrahim, Board Member, Ashley Mar Co-op; along with Jaraad Marani, Associate Vice President, Colliers; and Evan Allegretto, President, Intracorp, presented the application and responded to questions.

#### **Speakers**

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

The following spoke in support of the application:

- Jeanne MacDonald
- Sean Sullivan
- Dennis Fan

- Ashleigh Safarik
- Ryuji Kita
- Sylvain Cellaire, Director of Business Development, Modo Co-operative

The following spoke in opposition of the application:

- David Wilson, Member of the Ashley Mar Co-Op

The speakers list and receipt of public comments closed at 8:27 pm.

### **Applicant Closing Comments**

Aziz Ibrahim, Board Member, Ashley Mar Co-op, provided brief closing remarks.

### **Staff Closing Comments**

Theresa O'Donnell, General Manager, Planning Urban Design and Sustainability, responded to additional questions.

### **Council Decision**

MOVED by Councillor Kirby-Yung

SECONDED by Councillor De Genova

- A. THAT the application by Intracorp Ash Street Developments, Ltd., on behalf of Ashley Mar Housing Co-operative, the registered owner, to rezone the lands located at:

- 8460 Ash Street [*Lots 3-10 Block 7 District Lot 311 Plan 18713; PIDs 007-118-295, 007-118-325, 007-118-368, 007-118-392, 007-118-457, 007-118-473, 007-118-511, and 007-118-546 respectively*]; and
- 8495 Cambie Street [*Lots 11-13 Block 7 District Lot 311 Plan 18713; PIDs 007-118-601, 007-118-635 and 007-118-651 respectively*],

from RT-2 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 8.26 and the building height from 9.2 m (30 ft.) to 103 m (338 ft.) to permit a mixed-use development with ground-floor commercial space, 125 social housing units, and 524 secured market rental units, generally as presented in the Report dated October 5, 2021, entitled "CD-1 Rezoning: 8460 Ash Street and 8495 Cambie Street", 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 Perkins+Will, received January 8, 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report dated October 5, 2021, entitled "CD-1 Rezoning: 8460 Ash Street and 8495 Cambie Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 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 the CD-1, generally as set out in Appendix C of the Report dated October 5, 2021, entitled "CD-1 Rezoning: 8460 Ash Street and 8495 Cambie Street", 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 in Schedule B of the Noise Control By-law;

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. 07840)

#### **4. CD-1 REZONING: 5812-5844 Cambie Street**

An application by IBI Group was considered as follows:

Summary: To rezone 5812-5844 Cambie Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development

with a 33-storey strata titled building and a 12-storey office building, including ground floor commercial space, a childcare facility and youth centre. A height of 104.3 m (342 ft.) and a floor space ratio (FSR) of 10.16 are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation.

### **Summary of Correspondence**

One piece of correspondence opposed to 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**

Scott Erdman, Rezoning Planner, Rezoning Centre, Planning Urban Design and Sustainability, presented an overview of the application and along with Ada Russel Chan, Social Planner, Social Policy and Projects, Arts, Culture and Community Services, responded to questions.

### **Applicant Comments**

Jeff Mok, Associate, IBI Group, responded to questions.

### **Speakers**

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

The following spoke in opposition of the application:

- Tracey Moir, Chair, Oakridge Langara Area Residents

The following provided general comments on the application:

- Nathan Davidowitz

The speakers list and receipt of public comments closed at 9:36 pm.

### **Applicant Closing Comments**

Jeff Mok, Associate, IBI Group, provided brief closing comments.

### **Staff Closing Comments**

Adrian Thompson, Property Development Officer, Real Estate Development, Real Estate and Facilities Management; and Cynthia Lau, Senior Rezoning Planner, Rezoning Centre, Planning Urban Design and Sustainability; along with Ada Russel Chan, Social Planner, Social Policy and Projects, Arts, Culture and Community Services, responded to additional questions.



MOVED by Councillor Kirby-Yung  
SECONDED by Councillor De Genova

THAT Council enter into a second round of questions to staff on Item 4.

CARRIED UNANIMOUSLY

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*On November 18, 2021, during the second round of questions to staff, the Public Hearing recessed at 9:59 pm, and reconvened on November 25, 2021, at 6:05 pm.*

\* \* \* \* \*

On November 25, 2021, Councillor Hardwick confirmed they had reviewed the proceedings of November 18, 2021, related to Item 4, and would be voting on the item.

On November 25, 2021, Council also had before it a memorandum from the General Manager of Arts, Culture and Community Services, dated November 25, 2021, which recommended an amendment to the recommendations of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 5812-5844 Cambie Street", that Council may add the following clause at the end of A:

FURTHER THAT staff consult with youth, throughout the development permit approval process, regarding their perspectives of how the youth centre can best meet their needs, including the design of the space, and services to be offered.

### **Council Decision**

MOVED by Councillor De Genova  
SECONDED by Councillor Dominato

A. THAT the application by IBI Group, on behalf of 8866999 (New Oakridge) Ltd., the registered owner, to rezone the lands located at:

- 5812 Cambie Street [Lot A (BJ80356) Block 859 District Lot 526 Group 1 New Westminster Plan 7737; PID 019-183-780]; and,
- 5844 Cambie Street [Lots 3 and 4 Block 859 District Lot 526 Plan 7737; PIDs: 009-620-923 and 009-620-940, respectively];

from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 10.16 and the building height from 13.8 m (45 ft.) to 104.3 m (342 ft.) to permit a mixed-use development with a 33-storey strata-titled residential building and a 12-storey office building with a four-storey podium, including a childcare facility and youth centre, generally as

presented in the Report dated October 5, 2021, entitled "CD-1 Rezoning: 5812-5844 Cambie Street", 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 IBI Group, received October 19, 2019, with addendums received on June 30, 2020 and November 15, 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 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 Report dated October 5, 2021, entitled "CD-1 Rezoning: 5812-5844 Cambie Street", 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 Report dated October 5, 2021, entitled "CD-1 Rezoning: 5812-5844 Cambie Street";

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 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.

amended

MOVED by Councillor Dominato  
SECONDED by Councillor De Genova

THAT the following be added to the end of A:

AND FURTHER THAT staff consult with youth, throughout the development permit approval process, regarding their perspectives of how the youth centre can best meet their needs, including the design of the space, and services to be offered.

CARRIED UNANIMOUSLY (Vote No. 07852)

The amendment having carried, the motion as amended was put and CARRIED (Vote No. 07853) with Councillors Hardwick and Swanson opposed.

### FINAL MOTION AS APPROVED

A. THAT the application by IBI Group, on behalf of 8866999 (New Oakridge) Ltd., the registered owner, to rezone the lands located at:

- 5812 Cambie Street [*Lot A (BJ80356) Block 859 District Lot 526 Group 1 New Westminster Plan 7737; PID 019-183-780*]; and,
- 5844 Cambie Street [*Lots 3 and 4 Block 859 District Lot 526 Plan 7737; PIDs: 009-620-923 and 009-620-940, respectively*];

from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 10.16 and the building height from 13.8 m (45 ft.) to 104.3 m (342 ft.) to permit a mixed-use development with a 33-storey strata-titled residential building and a 12-storey office building with a four-storey podium, including a childcare facility and youth centre, generally as presented in the Report dated October 5, 2021, entitled "CD-1 Rezoning: 5812-5844 Cambie Street", 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 IBI Group, received October 19, 2019, with addendums received on June 30, 2020 and November 15, 2020, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted Report;

AND FURTHER THAT staff consult with youth, throughout the development permit approval process, regarding their perspectives of how the youth centre can best meet their needs, including the design of the space, and services to be offered.

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 Report dated October 5, 2021, entitled "CD-1 Rezoning: 5812-5844 Cambie Street", 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 Report dated October 5, 2021, entitled "CD-1 Rezoning: 5812-5844 Cambie Street";

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 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.

## **ADJOURNMENT**

MOVED by Councillor Hardwick  
SECONDED by Councillor Wiebe

THAT the meeting be adjourned.

**CARRIED UNANIMOUSLY**

The Public Hearing adjourned on November 25, 2021, at 6:28 pm.

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