



PUBLIC HEARING MINUTES

DECEMBER 7, 2021

A Public Hearing of the City of Vancouver was held on Tuesday, December 7, 2021, at 6:29 pm, in the Council Chamber, Third Floor, City Hall. This Public Hearing was convened by electronic means as authorized under Section 566 of the *Vancouver Charter*.

PRESENT: Deputy Mayor Melissa De Genova
Councillor Rebecca Bligh
Councillor Christine Boyle
Councillor Adriane Carr
Councillor Lisa Dominato*
Councillor Pete Fry
Councillor Colleen Hardwick
Councillor Sarah Kirby-Yung
Councillor Jean Swanson*
Councillor Michael Wiebe

ABSENT: Mayor Kennedy Stewart, Leave of Absence – Civic Business

CITY CLERK'S OFFICE: Katrina Leckovic, City Clerk
Bonnie Kennett, Meeting Coordinator

* Denotes absence for a portion of the meeting

WELCOME

The Deputy Mayor acknowledged we are on the unceded 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 General Manager of Planning, Urban Design and Sustainability was considered as follows:

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

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

Summary of Correspondence

No correspondence was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments.

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 6:43 pm.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Carr

THAT Council approves the application to:

- (i) amend CD-1 (791) Bylaw No. 13120 for 619-685 West Hastings Street to allow for the exclusion of floor area designated for amenity and terrace/balcony spaces, subject to the approval of the Director of Planning, generally as presented in Appendix A of the Referral Report dated November 8, 2021, entitled "Miscellaneous Amendments Concerning Various CD-1 By-laws"; and
- (ii) amend CD-1 (788) By-law No. 13109 for 4750 Granville Street and 1494 West 32nd Avenue to correct the site area figure, generally as presented in Appendix B of the above-noted report.

CARRIED UNANIMOUSLY (Vote No. 07906)

2. CD-1 REZONING: 534-550 Cambie Street

An application by MCMP Architects was considered as follows:

Summary: To rezone 534-550 Cambie Street from DD (Downtown District) District to CD-1 (Comprehensive Development) District, to permit the development of a 22-storey commercial office building with a height of 92.2 metres (302 feet) and a floor space ratio (FSR) of 17.35 are proposed. The application also seeks to add the Cleland-Kent Building at 534 Cambie Street, as a 'C'-listed heritage building to the Vancouver Heritage Register

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:

- 9 pieces of correspondence in support of the application;
- 6 pieces of correspondence in opposition to the application; and
- 1 piece of correspondence dealing with other aspects of the application.

Staff Opening Comments

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

Applicant Comments

Dan Cupa, Vice President, Development, PC Urban Properties and Mark Thompson, Partner, MCMP Architects, presented the application, and along with Jeff Rank, Senior Vice President, Leasing QuadReal Property Group, responded to questions.

Speakers

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

The following spoke in support of the application:

- Stephen Traviss
- Farid Rohani, Honorary Colonel, British Columbia Regiment
- Richard Evans, Former Chair, Local Building Owner and Friends of Victory Square
- Garry Jobin, Director, BladeRunners
- Constantine A. Pappas, Founding Member, Friends of Victory Square
- Colin Rose, Owner, Rose Agency Inc.

The following spoke in opposition of the application:

- Filiberto Braglia
- John van Dyk
- Scott Woodworth

The following provided general comments on the application regarding transit:

- Nathan Davidowicz

The speakers list and receipt of public comments closed at 8:00 pm.

Staff Closing Comments

Carl Stanford, Development Planner, Development Planning, Urban Design, Planning Urban Design and Sustainability, responded to questions.

Council Decision

MOVED by Councillor Carr
SECONDED by Councillor Fry

A. THAT the application by MCMP Architects, on behalf of:

- 534 Cambie Street Holdings Ltd., the registered owner of the lands at 534-536 Cambie Street [*Lots 35 and 36 Block 38 District Lot 541 Plan 210; PIDs 015-487-831 and 015-487-849 respectively*]; and
- 548-550 Cambie Street Holdings Ltd., the registered owner of the lands located at 548-550 Cambie Street [*Lots 33 and 34 Block 38 District Lot 541 Plan 210; PIDs 015-487-814 and 015-487-822 respectively; and PID 017-705-070; Lot G Block 38 District Lot 541 Plan LMP3441*];

to rezone the consolidated lands from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 7.0 to 17.35 and the maximum building height from 45.7 m (150 ft.) to 92.2 m (302 ft.), to permit the development of a 22-storey commercial office building and the conservation of the front, north and partial rear facades of the existing building located at 534 Cambie Street, generally as presented in the Referral Report dated November 2, 2021, entitled "CD-1 Rezoning: 534-550 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 in plans by MCMP Architects received November 30, 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 in principle of the rezoning, the existing building located at 534 Cambie Street [*PID 015-487-849; Lot 36 Block 38 District Lot 541 Plan 210*], known as the Cleland-Kent Building (the "Heritage Building") be added to the Vancouver Heritage Register in the 'C' evaluation category, generally as presented in the Referral Report dated November 2, 2021, entitled "CD-1 Rezoning: 534-550 Cambie Street", be approved in principle.

- 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 November 2, 2021, entitled “CD-1 Rezoning: 534-550 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 A, generally as set out in Appendix C of the Referral Report dated November 2, 2021, entitled “CD-1 Rezoning: 534-550 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.

- 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. 07907)
(Councillor Swanson absent for the vote)

3. CD-1 REZONING: 8804 Osler Street

An application by DA Architects + Planners was considered as follows:

Summary: To rezone 8804 Osler Street from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with 38 strata-titled residential units and ground-floor commercial use. A height of 24.8 metres (81 feet) and a floor space ratio (FSR) of 3.05 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:

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

Speakers

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

Huigun Yang spoke in support of the application.

The speakers list and receipt of public comments closed at 8:22 pm.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Carr

- A. THAT the application by DA Architects + Planners on behalf of Osler Holdings Ltd., the registered owner of the lands located at 8804 Osler Street [*PID 006-626-157; Lot F of Lot 13 Block C District Lots 319, 323 and 324 Plan 20428*], to rezone the lands from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 3.05 and the building height from 13.8 m (45 ft.) to 24.8 m (81 ft.), to permit a six-storey mixed-use development with ground-floor commercial and 38 strata-titled residential units, generally as presented in the Referral Report dated November 2, 2021, entitled "CD-1 Rezoning: 8804 Osler 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 DA Architects + Planners received February 18, 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 November 2, 2021, entitled "CD-1 Rezoning: 8804 Osler 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 Referral Report dated November 2, 2021, entitled "CD-1 Rezoning: 8804 Osler 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.

CARRIED (Vote No. 07908)
(Councillor Hardwick opposed)
(Councillors Dominato and Swanson absent for the vote)

4. CD-1 REZONING: 750 Southwest Marine Drive

An application by Proscenium Architecture + Interiors Inc. was considered as follows:

Summary: To rezone 750 Southwest Marine Drive from I-2 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a seven-storey mixed-employment building containing light industrial, office, and retail space. A height of 32.2 metres (106 feet) with additional height for a rooftop amenity and a floor space ratio (FSR) of 5.01 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

Five 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.

Speakers

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

Dan Jordan spoke in support of the application

The speakers list and receipt of public comments closed at 8:37 pm.

Council Decision

MOVED by Councillor Carr

SECONDED by Councillor Fry

- A. THAT, the application by Proscenium Architecture + Interiors Inc., on behalf of 750 SW Marine Holdings Ltd., the registered owner of the lands located at 750 Southwest Marine Drive [*PID 026-686-937; Lot 1 Blocks C, D, Y and Z District Lots 319, 323 and 324 Group 1 New Westminster District Plan BCP24035*], to rezone the lands from I-2 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 5.01 and the maximum building height from 30.5 m (100 ft.) to 32.2 m (106 ft.) and to 37.1 m (122 ft.) for the portion with rooftop amenity, to permit the development of a seven-storey, mixed-employment building containing light industrial, office, and retail space, generally as presented in the Referral Report dated November 2, 2021, entitled "CD-1 Rezoning: 750 Southwest Marine 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 in plans by Proscenium Architecture + Interiors Inc., received November 20, 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 Referral Report dated November 2, 2021, entitled "CD-1 Rezoning: 750 Southwest Marine Drive", 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 November 2, 2021, entitled "CD-1 Rezoning: 750 Southwest Marine Drive";

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 Bylaw.

- 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.

CARRIED UNANIMOUSLY (Vote No. 07909)
(Councillors Dominato and Swanson absent for the vote)

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor Kirby-Yung

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillors Dominato and Swanson absent for the vote)

The Public Hearing adjourned at 8:40 pm.

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