



PUBLIC HEARING MINUTES

DECEMBER 9, 2021

A Public Hearing of the City of Vancouver was held on Thursday, December 9, 2021, at 6:05 pm, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened by electronic means as authorized under Section 566 of the *Vancouver Charter*.

PRESENT:

Mayor Kennedy Stewart
Councillor Rebecca Bligh*
Councillor Adriane Carr
Councillor Melissa De Genova
Councillor Pete Fry
Councillor Colleen Hardwick
Councillor Jean Swanson*
Councillor Michael Wiebe*

ABSENT:

Councillor Christine Boyle – Leave of Absence for Personal Reasons
Councillor Lisa Dominato – Leave of Absence for Personal Reasons
Councillor Sarah Kirby-Yung – Leave of Absence for Civic Business

CITY CLERK'S OFFICE:

Tina Penney, Deputy City Clerk
Brian Fukushima, Meeting Coordinator
Denise Swanston, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The 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 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: 5590 Victoria Drive

An application by Catalyst Community Developments was considered as follows:

Summary: To rezone 5590 Victoria Drive from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building, containing retail and office uses at grade and 54

secured rental housing units. A height of 22.3 m (73.2 ft.) and a floor space ratio (FSR) of 3.49 are recommended.

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:

- 2 pieces of correspondence in support of the application; and
- 1 piece of correspondence in opposition to the application

Applicant Comments

Luke Harrison, President, Catalyst, presented the application.

Speakers

The Mayor called for speakers for and against the application.

The following provided general comments on the application:

- Nathan Davidowicz
- Patrick Gagnon

The speakers list and receipt of public comments closed at 6:31 pm.

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Carr

- A. THAT the application by Catalyst Community Developments, on-behalf of 306517 British Columbia Ltd., Inc. No. 306517, the registered owner, and Vancouver City Savings Credit Union (“Vancity”), the beneficial owner to rezone 5590 Victoria Drive [PID: 007-071-876, 007-072-007, 007-071-931, Lots 2-4 Except the West 7 Feet Now Road, Block 16, District Lot 394 PLAN 2501] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 2.5 to 3.49 and building height from 13.8 m (45.3 ft.) to 22.3 m (73.2 ft.), to allow construction of a six-storey mixed-use building with retail and office uses at grade and 54 units of secured rental housing units above, generally as presented in the Referral Report dated November 2, 2021, entitled “CD-1 Rezoning: 5590 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 in plans by HMCA Architecture and Design received February 24, 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 Referral Report dated November 2, 2021, entitled "CD-1 Rezoning: 5590 Victoria Drive" 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 this CD-1, generally as set out in Appendix C of the Referral Report dated November 2, 2021, entitled "CD-1 Rezoning: 5590 Victoria Drive", 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 November 2, 2021, entitled "CD-1 Rezoning: 5590 Victoria 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 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. 07938)
(Councillors Bligh and Swanson absent for the vote)

2. CD-1 Rezoning: 1640-1650 Alberni Street

An application by IBI Group was considered as follows:

Summary: To rezone 1640-1650 Alberni Street from RM-5C (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 43-storey residential building with 198 strata titled and 66 secured market rental units, of which 20% are to be below market. A height of 117.3 metres (385 feet) and a floor space ratio (FSR) of 14.97 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:

- 5 pieces of correspondence in support of the application;
- 3 pieces of correspondence in opposition to the application; and
- 2 pieces of correspondence dealing with other aspects of the application.

Applicant Comments

The applicant team presented the application and responded to questions.

Staff Comments

Aleksandra Brzozowski, Housing Planner, Housing Policy, Planning, Urban Design and Sustainability answered questions.

Speakers

The Mayor called for speakers for and against the application.

The following provided general comments on the application:

- Colin Gallagher

The speakers list and receipt of public comments closed at 7:02 pm.

Council Decision

MOVED by Councillor Carr
SECONDED by Councillor De Genova

A. THAT the application by IBI Group, on behalf of 1650 Alberni Residential Ltd. and 1650 Alberni Commercial Ltd., the registered owners of the lands located at:

- 1640-1650 Alberni Street [PID 011-520-973; The East ½ of Lot 24 Block 55 District Lot 185 Plan 92];
- 1640-1650 Alberni Street [PID 012-357-570; The West ½ of Lot 26 Block 55 District Lot 185 Plan 92]; and
- 1640-1650 Alberni Street [PID 012-357-545; Lot 25 Block 55 District Lot 185 Plan 92]

from RM-5C (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.20 to 14.97, and the building height from 58.0 m (190 ft.) to 117.3 m (385 ft.) to permit the development of a 43-storey residential building containing 198 strata-titled residential units and 66 secured market rental units of which 20% are to be below market, generally as presented in the Referral Report dated November 2, 2021, entitled "CD-1 Rezoning: 1640-1650 Alberni 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 June 26, 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 and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated November 2, 2021, entitled "CD-1 Rezoning: 1640-1650 Alberni 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 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. 07939)
(Councillor Hardwick opposed)

3. Heritage Designation – 6237 Adera Street – C.S. Arnold Residence

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

Summary: To add to the Vancouver Heritage Register in the “B” evaluation category and to bring forward for enactment a by-law to designate as protected heritage property the structure and exterior of the existing building at 6237 Adera Street known as “C.S. Arnold Residence.”

The General Manager of Planning, Urban Design and Sustainability in consultation with the Director of Legal Services 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 Mayor called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 7:20 pm.

Council Decision

MOVED by Councillor Carr
SECONDED by Councillor De Genova

- A. THAT Council add the building known as the C.S. Arnold Residence at 6237 Adera Street (PID 004-774-868; Lot 11 of Lot 3 Block 3 District Lot 526 Plan

5279 (the “site”)) to the Vancouver Heritage Register in the ‘B’ evaluation category.

- B. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Sections 593 and 594 of the *Vancouver Charter*, a by-law to designate the structure and exterior of the building known as the C.S. Arnold Residence (the “heritage building”) as protected heritage property.
- C. THAT A and B above be adopted on the following conditions:
 - i. THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
 - ii. THAT the City and all its officials shall not in any way be limited or restricted 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. 07940)
(Councillor Wiebe absent for the vote)

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:21 pm.

* * * * *