



PUBLIC HEARING MINUTES

JANUARY 25, 2022

A Public Hearing of the City of Vancouver was held on Tuesday, January 25, 2022, at 6:02, 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:

- Mayor Kennedy Stewart
- Councillor Rebecca Bligh
- Councillor Christine Boyle
- Councillor Adriane Carr
- Councillor Melissa De Genova* (Leave of Absence – Personal Reasons from 6 pm to 8 pm)
- Councillor Lisa Dominato
- Councillor Pete Fry
- Councillor Colleen Hardwick
- Councillor Sarah Kirby-Yung
- Councillor Jean Swanson
- Councillor Michael Wiebe

CITY CLERK'S OFFICE:

- Tina Penney, Deputy City Clerk
- Brian Fukushima, Meeting Coordinator
- Irina Dragnea, 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 Text Amendment: 622-688 Southwest Marine Drive**

An application by Chard Development Ltd. was considered as follows:

Summary: To amend the Zoning and Development By-law for CD-1 (66) at 622-688 Southwest Marine Drive, to permit a mixed-use development with two buildings at 28 and 32 storeys with commercial space on the ground floor, a private childcare space, and 573 secured market rental units, with 20 per cent of the residential floor area secured as below-market rental units. A height of 96.2 metres (316 feet) with additional height for a rooftop amenity and a floor space ratio (FSR) of 6.84 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:

- ten pieces of correspondence in support of the application;
- one piece of correspondence dealing with other aspects of the application.

Staff Opening Comments

Joseph Tohill, Rezoning Planner, Rezoning Centre, Planning, Urban Design and Sustainability, provided a presentation and along with Sarah Robin, Housing Planner, Housing Policy, Planning, Urban Design and Sustainability, and Thien Phan, Senior Rezoning Planner, Rezoning Centre, Planning, Urban Design and Sustainability, responded to questions.

Applicant Comments

Byron Chard, President & CEO, Chard Development and Brenda Ulmer, Vice President, Fund Development & Special Events, YWCA Metro Vancouver, 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:

- Andrea Krombein, Seniors Outreach Coordinator, Marpole Oakridge Family Place
- Matteo Mueller
- Will Koch
- Caroline North, Executive Director, North Family Foundation
- YWCA Resident A
- YWCA Resident B

The following provided general comments on the application:

- Nathan Davidowicz

The speakers list and receipt of public comments closed at 7:10 pm.

Staff Closing Comments

Thien Phan, Senior Rezoning Planner, Rezoning Centre, Planning, Urban Design and Sustainability, provided brief closing comments and Joseph Tohill, Rezoning Planner, Rezoning Centre, Planning, Urban Design and Sustainability, responded to additional questions.

At 7:14 pm, Councillor De Genova joined the Public Hearing and noted to have been listening to the proceedings on Item 1 and will be voting.

Council Decision

MOVED by Councillor Bligh

SECONDED by Councillor De Genova

- A. THAT the application by Chard Development Ltd. on behalf of 600-688 SW Marine Nominee Ltd., the registered owner of the lands located at 622-688 Southwest Marine Drive [*PID 005-270-553; Lot 1 Blocks 3 and 5 District Lot 311 Plan 13934*], to amend CD-1 (66) to increase the maximum floor space ratio (FSR) to 6.84 and the building height to 96.2 m (316 ft.) and to 100.5 m (330 ft.) to accommodate a rooftop amenity space, to permit the development of a mixed-use development with two buildings at 28 and 32 storeys on top of two six-storey podiums with commercial space on the ground floor, a private childcare space, and 573 secured rental units, of which 20% of the residential floor area will be secured as below-market rental units, generally as presented in the Referral Report dated November 23, 2022, entitled "CD-1 Amendment: 622-688 Southwest Marine Drive", be approved in principle;

FURTHER THAT the draft amending 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 Musson Cattell Mackey Partnership received December 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated November 23, 2022, entitled "CD-1 Amendment: 622-688 Southwest Marine 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 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. 08001)
(Councillor Hardwick abstained from the vote)

2. CD-1 Rezoning: 2037-2061 East Broadway

An application by Bucci Development Ltd. Was considered as follows:

Summary: To rezone 2037-2061 East Broadway from RT-5N (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building consisting of 54 strata-titled residential units. A height of 20.8 metres (68 feet) and a floor space ratio (FSR) of 2.65 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

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

Joseph Tohill, Rezoning Planner, Rezoning Centre, Planning, Urban Design and Sustainability, provided a presentation and along with Thien Phan, Senior Rezoning Planner, Rezoning Centre, Planning, Urban Design and Sustainability, responded to questions.

Applicant Comments

Troy Abromaitis, Director of Development, Bucci Developments, responded to questions

Speakers

The Mayor called for speakers for and against the application.

The following provided general comments on the application:

- Nathan Davidowicz

The speakers list and receipt of public comments closed at 7:46 pm.

Council Decision

MOVED by Councillor De Genova

SECONDED by Councillor Carr

A. THAT the application by Bucci Development Ltd., on behalf of:

- Juan Wong, Kuan Lin Wong and Joe Wong, the registered owners of the lands at 2037 East Broadway [*PID 015-278-816; Lot 29 of Lot D Block 152 District Lot 264A Plans 442 and 1771*],
- Patricia King Kui Blunden, the registered owner of the lands at 2045 East Broadway [*PID 010-149-210; Lot 30 of Lot D Block 152 District Lot 264A Plans 442 and 1771*],
- Jason James Hagemeister and Kelly Colleen Dueber, the registered owners of the lands at 2055 East Broadway [*PID 015-205-096; Lot 31 of Lot D Block 152 District Lot 264A Plans 442 and 1771*], and
- Newnelyn Simpao Orense, Expedito Calleja Orense and Joana Chris Nabor Orense, the registered owners of the lands at 2061 East Broadway [*PID 007-714-823; Lot 32 of Lot D Block 152 District Lot 264A Plans 442 and 1771*],

to rezone a consolidation of the lands from RT-5N (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 2.65 and the maximum building height from 10.7 m (35 ft.) to 20.8 m (68 ft.) to permit the development of a six-storey residential building containing 54 strata-titled residential units, generally as presented in the Referral Report dated November 23, 2022, entitled "CD-1 Rezoning: 2037-2061 East Broadway", 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 RH Architects Inc., received January 29, 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 A 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. 08002)
(Councillors Hardwick and Swanson opposed)

3. CD-1 Rezoning: 7929-7949 Cambie Street

An application by GUD Group was considered as follows:

Summary: To rezone 7929-7949 Cambie Street from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building consisting of 33 strata-titled residential units. A height of 19.8 metres (65 feet) with additional height for a rooftop amenity and a floor space ratio (FSR) of 2.6 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:

- one pieces of correspondence in support of the application;
- two pieces of correspondence dealing with other aspects of the application.

Speakers

The Mayor called for speakers for and against the application.

The following provided general comments on the application:

- Nathan Davidowicz

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

Council Decision

MOVED by Councillor Carr

SECONDED by Councillor De Genova

- A. THAT the application by GUD Group, on behalf of 1190048 B.C. Ltd., the registered owner of the lands at 7929-7949 Cambie Street [*Lots 2 and 3 Centre Portion of District Lot 323 Plan 9707; PIDs 009-502-394 and 009-502-459, respectively*] to rezone from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.7 to 2.6 and the maximum building height from 10.7 m (35.1 ft.) to 19.8 m (65 ft.) and to 22.3 m (73.2 ft.) to accommodate a rooftop amenity space, to permit the development of a six-storey residential building with 33 strata-titled residential units, generally as presented in the Referral Report dated November 23, 2022, entitled "CD-1 Rezoning: 7929-7949 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 GUD Group, received January 7, 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 to include this CD-1 in Schedule B, generally as set out in Appendix C of the Referral Report dated November 23, 2022, entitled "CD-1 Rezoning: 7929-7949 Cambie 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 new 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. 08003)
(Councillors Hardwick and Swanson opposed)

4. CD-1 (776) Text Amendment: 118-150 Robson Street (828 Cambie Street)

An application by GBL Architects was considered as follows:

Summary: To amend the Zoning and Development By-law for CD-1 (776) at 118-150 Robson Street (now 828 Cambie Street), to increase the floor space ratio (FSR) to 10.33 and increase the floor area for residential use from 14,901.2 square metres to 15,469.7 square metres, of which no more than 14,687.9 square meters may be strata-titled residential floor area.

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 Mayor called for speakers for and against the application.

The following provided general comments on the application:

- Nathan Davidowicz

The speakers list and receipt of public comments closed at 8:15pm.

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Carr

- A. THAT the application by GBL Architects, on behalf of Amacon Development (Robson) Corp., the registered owner of the lands located 118-150 Robson Street (now 828 Cambie Street) [*PID: 031-375-499; Lot A Block 68 District Lot 541 Group 1 New Westminster District Plan EPP109127*] to amend the text of CD-1 (Comprehensive Development) District (776) By-law No. 12996 to increase the floor space ratio (FSR) from 10.07 to 10.33 and increase the floor area for residential use from 14,901.2 sq. m (160,393 sq. ft.) to 15,469.7 sq. m (166,515

sq. ft.) of which no more than 14,687.9 sq. m (158,099 sq. ft.) may be strata-titled residential floor area, generally as presented in the Referral Report dated November 23, 2022, entitled "CD-1 (776) Text Amendment: 118-150 Robson Street (828 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 GBL Architects received March 5, 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 23, 2022, entitled "CD-1 (776) Text Amendment: 118-150 Robson Street (828 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 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. 08004)

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:16 pm

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