



## PUBLIC HEARING MINUTES

APRIL 12, 2022

A Public Hearing of the City of Vancouver was held on Tuesday, April 12, 2022, at 6:02 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 Christine Boyle  
Councillor Rebecca Bligh\*  
Councillor Adriane Carr  
Councillor Melissa De Genova  
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 for Personal Business

**CITY CLERK'S OFFICE:** Katrina Leckovic, City Clerk  
Kirsty Colquhoun, 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. Rezoning: 5337 -5387 Willow Street and 826 West 37th Avenue

An application by Listraor (Willow Homes) Ltd was considered as follows:

Summary: To rezone 5337-5387 Willow Street and 826 West 37th Avenue from RS-1 (Residential) District to RM-8A (Multiple Dwelling) District, to allow for a townhouse or rowhouse development with a floor space ratio (FSR) of 1.20.

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

## 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 6:15pm

## Staff Closing Comments

Rosemary Draskovic, Senior Transportation Planner, Development Review, Transportation Division, Engineering services and planning staff responded to questions.

## Council Decision

MOVED by Councillor Carr  
SECONDED by Councillor De Genova

- A. THAT the application by Listraor (Willow) Homes Ltd. the registered owner of the lands located at:
- 5337-5387 Willow Street [*Lots 15 to 17 Block 864 District Lot 526 Plan 8070; PIDs 010-285-245, 010-285-296 and 010-285-318 respectively*], and
  - 826 West 37th Avenue [*PID 010-285-326; Lot 18 Block 864 District Lot 526 Plan 8070*],

to rezone a consolidation of the properties from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, generally as presented in the Referral Report, dated February 15, 2022, entitled "Rezoning: 5337 -5387 Willow Street and 826 West 37th Avenue" be approved in principle;

FURTHER THAT the draft zoning amendment 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 amendment by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated February 15, 2022, entitled "Rezoning: 5337 -5387 Willow Street and 826 West 37th 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 amendment 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. 08262)

(Councillors Hardwick and Swanson opposed)

(Councillors Dominato, Bligh and Kirby-Yung absent for the vote)

## **2. CD-1 Rezoning: 6409-6461 Cambie Street and 505 West 49th Avenue**

An application by Esatto Architecture Ltd. was considered as follows:

Summary: To rezone 6409-6461 Cambie Street and 505 West 49th Avenue from RT-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development a 10-storey mixed-use building, with 48 strata-titled residential units, commercial space, live-work space, and a 37-space childcare facility. A height of 40.5 meters (133 feet) with additional height for a rooftop amenity and a floor space ratio (FSR) of 4.68 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**

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 to the application; and
- one piece of correspondence regarding other aspects of the application

### **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 6:33 pm.

### Council Decision

MOVED by Councillor De Genova  
SECONDED by Councillor Dominato

- A. THAT, the application by Esatto Architecture Ltd. on behalf of Gryphon 6128 Holdings Ltd., the registered owner of the lands located at 6409-6461 Cambie Street and 505 West 49th Avenue [*Lots 13 to 16 of Lot B Block 1008 District Lot 526 Plan 10803; PIDs 009-301-097, 009-301-127, 009-301-135 and 009-301-143 respectively*] to rezone the lands from RT-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.60 to 4.68 and the building height from 6.1 m (20 ft.) to 40.5 m (133 ft.), to permit a 10-storey mixed-use building, with 48 strata-titled residential units, commercial space, live-work space, and a 37-space childcare facility, generally as presented in the Referral Report dated February 15, 2022, entitled "CD-1 Rezoning: 6409-6461 Cambie Street and 505 West 49th 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 Esatto Architecture Ltd., received June 24, 2021, 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.

- 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 February 15, 2022, entitled "CD-1 Rezoning: 6409-6461 Cambie Street and 505 West 49th 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 February 15, 2022, entitled "CD-1 Rezoning: 6409-6461 Cambie Street and 505 West 49th 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 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. 08263)  
(Councillor Hardwick abstained)  
(Councillors Bligh and Kirby-Yung absent for the vote)

### **3. Amendment to the Regional Context Statement Official Development Plan By-law for 1325 -1333 East Georgia Street**

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

Summary: To amend the Regional Context Statement Official Development Plan By-law to change the designation of the lands at 1325-1333 East Georgia Street from Industrial to General Urban, solely for the purpose of facilitating delivery of temporary modular housing (TMH).

#### **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 to the application; and
- 2 piece of correspondence in opposition to the application.
- 2 pieces of correspondence regarding other aspects of the application

#### **Staff Opening Comments**

Robert White, Rezoning Planner, Rezoning Centre, Planning, Urban Design and Sustainability provided an overview of the item.

#### **Speakers**

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

The following provided comments in opposition of the application:

- John O'Malley

The speakers list and receipt of public comments closed at 7:07 pm.

## Staff Closing Comments

Robert White, Rezoning Planner, along with Yardley McNeill, Assistant Director, Rezoning Center, Allison Dunnet, Senior Social Planner, Arts, Culture and Community Services, and Jeff Greenberg, Solicitor, Legal Services, responded to questions.

## Council Decision

MOVED by Councillor De Genova  
SECONDED by Councillor Swanson

- A. THAT the application by the General Manager of Planning, Urban Design and Sustainability to bring forward a By-law to amend the Regional Context Statement Official Development Plan By-law, to change the designation of the lands located at:

- 1325 East Georgia Street [*PID 015-642-984, Lot 12 Block 17 of Block B District Lot 182 Plan 186*], and
- 1333 East Georgia Street [*PID 015-642-976, Lot 11 Block 17 of Block B District Lot 182 Plan 186*],

from Industrial to General Urban solely for the purpose of enabling Temporary Modular Housing in accordance with Section 11.34.3 of the Zoning and Development By-law, generally as presented in the Referral Report dated February 15, 2022, entitled "Amendment to the Regional Context Statement Official Development Plan By-law for 1325 -1333 East Georgia Street", be approved in principle;

FURTHER THAT the draft amending By-law, prepared for Public Hearing in accordance with Appendix A of the above-noted Report, be approved in principle.

- B. THAT, at least six (6) months prior to expiry of a development permit issued for Temporary Modular Housing on the lands identified in Recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Regional Context Statement Official Development Plan By-law to change back the land use designation from General Urban to Industrial with such designation to come into force and take effect upon the expiry of the development permit.

CARRIED (Vote No. 08264)  
(Councillors Hardwick and Kirby-Yung opposed)

## 4. CD-1 Rezoning: 2406-2484 Renfrew Street

An application by Studio One Architecture Inc., was considered as follows:

Summary: To rezone 2406-2484 Renfrew Street from C-1 (Commercial) District and RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 14-storey mixed-use building, and a six-storey residential building containing a total of 180 secured rental housing units, of

which 20% of the residential floor area will be secured as moderate income units. A building height of 48.6 m (159 ft.) with additional height for a rooftop amenity and a floor space ratio (FSR) of 4.10 are proposed.

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.

### **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:

- 14 pieces of correspondence in support to the application; and
- three pieces of correspondence in opposition to the application.

### **Staff Opening Comments**

Chee Chan, Rezoning Planner, Rezoning Centre, Planning, Urban Design and Sustainability presented an overview of the item, and along with Mario Lee, Property Development Officer, Real Estate Development, responded to questions.

### **Speakers**

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

The following provided comments in support of the application:

- Laura Burke
- Fraser Blanchflower
- Marc Robillard
- Maximillian Lepur
- Kevin Waterhouse
- Arsalan Schaigan
- Yash Chawla
- Julie Chou

The speakers list and receipt of public comments closed at 8:11 pm.

### **Council Decision**

MOVED by Councillor De Genova  
SECONDED by Councillor Carr

- A. THAT the application by Studio One Architecture Inc., on behalf of 2406 Renfrew Development (BT) Ltd., the registered owners of the lands located at:

- 2406-2460 Renfrew Street [Lots 1 to 6 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314; PIDs 014-681-846, 012-148-091, 014-681-889, 014-681-901, 011-349-026 and 014-681-935 respectively];
- 2484 Renfrew Street [Lots 7 to 8 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314; and Lot 9 Except (A) Part in Reference Plan 9803 and (B) Part in Explanatory Plan 9804, Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314; PIDs 013-728-334, 013-728-407 and 013-728-679 respectively];

to rezone the lands from C-1 (Commercial) District and RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 4.10 and increase the building height from 10.7 m (35 ft.) to 48.6 m (159 ft.) to permit the development of a 14-storey mixed-use building, and a maximum of 52.2 m (171 ft.) to accommodate a partial 15th-floor rooftop amenity area, and a six-storey residential building containing a total of 180 secured rental housing units, of which 20% of the residential floor area will be secured as moderate income units, under the *Moderate Income Rental Housing Pilot Program* ("MIRHP Program"), generally as presented in the Referral Report dated February 15, 2022 entitled "CD-1 Rezoning: 2406-2484 Renfrew 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 Studio One Architecture Inc., received October 7, 2021, 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.

- 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 February 15, 2022 entitled "CD-1 Rezoning: 2406-2484 Renfrew 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 Referral Report dated February 15, 2022 entitled "CD-1 Rezoning: 2406-2484 Renfrew Street", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated February 15, 2022 entitled "CD-1 Rezoning: 2406-2484 Renfrew 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 subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated February 15, 2022 entitled "CD-1 Rezoning: 2406-2484 Renfrew 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.

- F. THAT A through E 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. 08265)  
(Councillor Hardwick abstained)

## **ADJOURNMENT**

MOVED by Councillor Hardwick  
SECONDED by Councillor Wiebe

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:18 pm.

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