



PUBLIC HEARING MINUTES

JUNE 23, 2022

A Public Hearing of the City of Vancouver was held on Thursday, June 23, 2022, at 6:01 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:

- Mayor Kennedy Stewart
- Councillor Rebecca Bligh
- Councillor Christine Boyle
- Councillor Adriane Carr
- Councillor Melissa De Genova
- Councillor Lisa Dominato*
- Councillor Pete Fry* – Leave of Absence for Personal Business from 6 – 7 pm
- Councillor Colleen Hardwick
- Councillor Sarah Kirby-Yung
- Councillor Jean Swanson
- Councillor Michael Wiebe

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
Bonnie Kennett, 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. Heritage Designation – 365 Railway Street, Fleck Brothers Warehouse

An application by Allied REIT was considered as follows:

Summary: To add to the Vancouver Heritage Register in the "C" evaluation category and to bring forward for enactment a by-law for designation of the retained heritage façades as per the draft designation by-law of the existing building at 365 Railway Street also known as "Fleck Brothers Warehouse" as protected heritage property.

The General Manager of Planning, Urban Design and Sustainability, in consultation with the Director of Legal Services, recommended approval.

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 6:13 pm.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Hardwick

- A. THAT the existing building known as the Fleck Brothers Warehouse (the "heritage building") located at 365 Railway Street (PID: 010-320-199, LOT 3 OF LOTS G AND H BLOCK 39A DISTRICT LOT 196 PLAN 7824) (the "site"), be added to the Vancouver Heritage Register in the 'C' 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 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. 08610)
(Councillors Dominato and Fry absent for the vote)

2. CD-1 Text Amendment: 500-650 West 57th Avenue (Pearson Dogwood)

An application by IBI Group Inc was considered as follows:

Summary: To amend CD-1 (696) for 500-650 West 57th Avenue (Pearson Dogwood) to permit additional rental housing floor area which would include 216 market rental units and 99 below-market rental units. Height increases ranging from 2.0 m to 28.0 m, and a Floor Space Ratio of 3.08 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:

- one piece of correspondence in support of the application; and
- one piece of correspondence in opposition to the application.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability responded to questions.

Applicant Comments

The applicant team 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 6:37 pm.

Council Decision

MOVED by Councillor De Genova

SECONDED by Councillor Kirby-Yung

- A. THAT the application by IBI Group Inc., on behalf of Onni Pearson Dogwood Holdings Corp., as the registered owner of:
 - 7413-7453 Cambie Street, 7418 Paulson Street, 622-688 West 58th Avenue, 603-689 West 59th Avenue, 650-688 West 57th Avenue, 500 West 57th Avenue and 559-589 West 59th Avenue [*Lots A and C to E*]

District Lot 526 Group 1 New Westminster District Plan EPP86464, PIDs 030-587-581, 030-587-875, 030-587-905 and 030-587-913 respectively];

- 650-788 West 57th Avenue, 719 West 59th Avenue and 7430-7460 Heather Street [*PID 030-430-631; Lot A Block 1004 District Lot 526 Group 1 New Westminster District Plan EPP79678 Except Plan EPP86464*];

and Vancouver Coastal Health Authority, as registered owner of:

- 7405 Paulson Street [*PID 030-587-867; Lot B District Lot 526 Group 1 New Westminster District Plan EPP86464*];

to amend CD-1 (696) Pearson Dogwood By-law No. 12105 to increase the permitted floor area by 24,650 sq. m (265,334 sq. ft.) and increase maximum building heights to allow the additional development of 216 market rental units and 99 below market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 3, 2022, entitled "CD-1 Text Amendment: 500-650 West 57th Avenue (Pearson Dogwood)", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by IBI Group Inc., received August 4, 2021 and amended plans received December 6, 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, if after the Public Hearing, Council approves in principle the rezoning and the Housing Agreements (Secured Rental Housing and Moderate Income Rental) described in Part 2 of Appendix B of the Referral Report dated May 3, 2022, entitled "CD-1 Text Amendment: 500-650 West 57th Avenue (Pearson Dogwood)", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws and amendments to the necessary Housing Agreement By-laws for enactment prior to enactment of the amended 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, at the time of enactment of the amended CD-1 By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval of the updated Pearson Dogwood Design Guidelines.
- D. THAT, subject to approval of the amended CD-1 By-law, the Parking By-law be amended, generally as set out in Appendix C of the Referral Report dated May 3,

2022, entitled “CD-1 Text Amendment: 500-650 West 57th Avenue (Pearson Dogwood)”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law at the time of enactment of the amended CD-1 By-law.

- E. THAT A to 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. 08611)
(Councillor Hardwick abstained from the vote)
(Councillors Dominato and Fry absent for the vote)

3. CD-1 Rezoning: 524-526 Granville Street

An application by Perkins + Will Canada Architects was considered as follows:

Summary: To rezone 524-526 Granville Street from Downtown District to Comprehensive Development District, to permit the development of a 24-storey strata-titled commercial office building. A height of 97.4 metres, and a Floor Space Ratio of 21.5 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:

- six pieces of correspondence in support of the application.

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 6:48 pm.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability responded to questions.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor De Genova

- A. THAT the application by Perkins + Will Canada Architects, on behalf of BP Real Estate Inc. (Inc. No. BC0971404), the registered owner of the lands located at 524-526 Granville Street [*Lots 35 and 36 Block 33 District Lot 514 Plan 210; PIDs 006-514-278 and 006-514-316 respectively*] to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 9.0 to 21.5 and the maximum building height from 18.3 m (60 ft.) to 97.4 m (320 ft.), to permit the development of a 24 storey strata-titled commercial office building, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 3, 2022, entitled "CD-1 Rezoning: 524-526 Granville Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins + Will Canada Architects, received October 26, 2020, provided that 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 the CD-1, generally as set out in Appendix C of the Referral Report dated May 3, 2022, entitled "CD-1 Rezoning: 524-526 Granville 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 May 3, 2022, entitled "CD-1 Rezoning: 524-526 Granville 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 to 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. 08612)
(Councillor Hardwick opposed)
(Councillors Dominato and Fry absent for the vote)

4. CD-1 Rezoning: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street

An application by Francl Architecture was considered as follows:

Summary: To amend CD-1 (761) By-law No. 12833 for 1002 Station Street and 250-310 Prior Street and to rezone 450-460 Prior Street, 550 Malkin Avenue and to rezone 450-460 Prior Street, 550 Malkin Avenue from I-3 District, 496 Prior Street from I-2 District and 1002 Station from CD-1 (761) (Comprehensive Development) District to a new CD-1 District, to permit the development two 19-storey mixed-use buildings containing commercial space, cultural amenity space, and secured market rental residential units. A height of 64 m (210 ft.), 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:

- 86 pieces of correspondence in support of the application;
- eight pieces of correspondence in opposition to the application; and

- one piece of correspondence dealing with other aspects of the application.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability provided a presentation and responded to questions.

Applicant Comments

The applicant team provided a presentation and responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Timothy Brar
- Milan Stamos
- Dylan Abram
- Matt Vedal
- Jhanice Salinas
- Melanie Pineda
- Nancy Hill

The following spoke in opposition of the application:

- Michael Thomas Conlon Sismey
- Karin Litzcke
- Amy Walker
- Kate Lewis

The following provided general comments on the application:

- Torrie Groening

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

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability responded to additional questions.

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Bligh

THAT Council recess for 10 minutes per section 13.24 of the *Procedure By-law* to allow a Council member time to review a public hearing summary on the current item.

CARRIED UNANIMOUSLY

MOVED by Councillor De Genova
SECONDED by Councillor Bligh

- A. THAT Council approves the application(s) to amend CD-1 (761) By-law No. 12883 for 1002 Station Street and 250-310 Prior Street to amend Schedule A, generally as presented in Appendix C of the Referral Report dated May 3, 2022, entitled "CD-1 Rezoning: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street", be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, prepared for the Public Hearing in accordance with Appendix C of the above-noted report, be approved in principle;

- B. THAT the application by Francl Architecture on behalf:
- 456 Prior Street Holdings Ltd.¹, the registered owner of 450-460 Prior Street and 550 Malkin Avenue [*PID 010-292-209; Lot B Blocks 2 to 7, 9 and 20 District Lots 181, 196 and 2037 Plan 7989*] and
 - Providence Healthcare Society Ltd., the registered owner of part of 1002 Station Street [*PID 031-226-967; Lot 4 District Lot 2037 Group 1 Plan EPP105034*],

and with respect to,

- those lands owned by the City of Vancouver, and located at 496 Prior Street [*Lots 26 and 27 of Block 105 District Lot 196 Plan 196; PIDs 015-555-135; 015-555-151 respectively*],

(collectively the "Lands", the "rezoning site" or the "site")

to rezone the Lands from I-2 District, I-3 District and CD-1 (761) (Comprehensive Development) District, as applicable, to a new CD-1 District, to increase the maximum floor space ratio (FSR) from 3.0 to 4.68 and the maximum building height from 30.5 m (100 ft.) to 64 m (210 ft.) to permit the development of two 19-storey mixed-use buildings containing commercial space, cultural amenity space and secured market rental residential units, be approved in principle;

¹ Represented by Strand Development Corporation

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 3, 2022, entitled "CD-1 Rezoning: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Francl Architecture, received August 12, 2021, provided that 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.

- C. 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 May 3, 2022, entitled "CD-1 Rezoning: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station 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, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.
- D. 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 D of the Referral Report dated May 3, 2022, entitled "CD-1 Rezoning: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street", be approved.
- E. 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 D of the Referral Report dated May 3, 2022, entitled "CD-1 Rezoning: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station 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.

- F. THAT A to 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 (Vote No. 08613)
(Councillors Hardwick and Swanson opposed)

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:42 pm.

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