



## PUBLIC HEARING MINUTES

**JUNE 28, 29, 30, JULY 14, 25 AND 26, 2022**

A Public Hearing of the City of Vancouver was held on Tuesday, June 28, 2022, at 6:03 pm in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Wednesday, June 29, 2022, at 6:05 pm; on Thursday, June 30, 2022, at 3:05 pm; on Thursday, July 14, 2022, at 3:06 pm; on Monday, July 25, 2022, at 3:03 pm; and, on Tuesday, July 26, 2022, at 3:02 pm. This Public Hearing was convened by electronic means as authorized under Section 566 of the *Vancouver Charter*.

**PRESENT:** Mayor Kennedy Stewart\* (Leave of Absence for Civic Business on June 29, 2022, from 6 pm to 8 pm)  
Councillor Rebecca Bligh\* (Leave of Absence for Civic Business on June 28, 2022, and for Personal Reasons from 3 pm to 8:30 pm on July 14, 2022)  
Councillor Christine Boyle  
Councillor Adriane Carr  
Councillor Melissa De Genova\* (Leave of Absence for Personal Reasons from 6 pm to 7:45 pm on July 14, 2022)  
Councillor Lisa Dominato\* (Leave of Absence for Personal Reasons from 6 pm to 8 pm on July 14, 2022)  
Councillor Pete Fry\* (Leave of Absence for Civic Business on July 14, 2022)  
Councillor Colleen Hardwick  
Councillor Sarah Kirby-Yung\* (Leave of Absence for Civic Business on July 14, 2022, from 6 pm to 10 pm)  
Councillor Jean Swanson  
Councillor Michael Wiebe\*

**CITY MANAGER'S OFFICE:** Paul Mochrie, City Manager

**CITY CLERK'S OFFICE:** Lesley Matthews, Chief, External Relations and Protocol (June 28 and 30, July 14 and 26, 2022)  
Tina Penney, Deputy City Clerk (June 29 and July 25, 2022)  
Irina Dragnea, Meeting Coordinator (June 28, 29, and 30, 2022)  
Terri Burke, Meeting Coordinator (July 14, 2022)  
Denise Swanston, Meeting Coordinator (July 25, 2022)  
David Yim, Meeting Coordinator (July 26, 2022)

\* 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. REZONING: 156-180 West 2nd Avenue**

An application by Westbank Projects Corp. was considered as follows:

Summary: To rezone 156-180 West 2nd Avenue from I-1 (Light Industrial) District to I-1C (Light Industrial) District, to permit the development of a building with light industrial and commercial uses. A building height of 46.5 metres (152.5 feet) and floor space ratio (FSR) of 6.0 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:

- nine pieces of correspondence in support of the application; and
- four pieces of correspondence in opposition to the application.

### **Staff Opening Comments**

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

### **Applicant Comments**

Dave Leung, Principal, Design, Westbank Corp., responded to questions.

### **Speakers**

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Kara Sinnegen
- Jamie Spieal

The following spoke in opposition of the application:

- Stephen Bohus

The speakers list and receipt of public comments closed at 6:47 pm.

### **Staff Closing Comments**

Staff from Planning, Urban Design and Sustainability, and Arts, Culture and Community Services, responded to additional questions.

### **Council Decision**

MOVED by Councillor Carr

SECONDED by Councillor De Genova

- A. THAT the application by Westbank Projects Corp., on behalf of Rogers Media Inc., Inc. No. A0116978 (formerly known as Rogers Broadcasting Limited, Inc. A73421), the registered owner of the lands located at 156 West 2nd Avenue [PID: 009-566-830; Lot F Block 11 District Lot 200A Plan 10116] and 180 West 2nd Avenue [PID: 009-566-716; Lot E Except Part in Explanatory Plan 11440, Block 11 District Lot 200A Plan 10116] to rezone the lands from I-1 (Light Industrial) District to I-1C (Light Industrial) District, generally as presented in the Referral Report dated May 3, 2022, entitled "Rezoning: 156-180 West 2nd 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 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 UNANIMOUSLY (Vote No. 08616)  
(Councillor Bligh absent for the vote)

## **2. CD-1 REZONING: 2970 Kingsway**

An application by Formosis Architecture was considered as follows:

Summary: To rezone 2970 Kingsway from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building, with 127 secured market rental units and commercial retail at grade. A building height of 24.6 metres (80.7 feet) and a floor space ratio (FSR) of 3.96 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; and
- three pieces of correspondence in opposition to the application.

### **Staff Opening Comments**

Staff from Planning, Urban Design and Sustainability, provided a presentation and along with staff from Engineering Services, responded to questions.

### **Applicant Comments**

Tom Bunting, Principal, Formosis Architecture, and Adam Gruchala, Associate, Formosis Architecture, responded to questions.

### **Speakers**

The Mayor called for speakers for and against the application.

The following provided general comments on the application:

- Ehren Richardson
- Del Knysh

The speakers list and receipt of public comments closed at 7:34 pm.

### **Applicant Closing Comments**

Adam Gruchala, Associate, Formosis Architecture, provided closing comments.

## Staff Closing Comments

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

## Council Decision

MOVED by Councillor De Genova  
SECONDED by Councillor Fry

- A. THAT, the application by Formosis Architecture Inc., on behalf of 1289838 B.C. LTD.<sup>1</sup>, the registered owner of the lands located at 2970 Kingsway [PID: 018-703-810; Lot D Block 13 District Lot 37 Plan LMP15755] to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.50 to 3.96 and the building height from 13.8 m (45.3 ft.) to 24.6 m (80.7 ft.), to permit the development of a six-storey mixed-use building containing 127 secured market rental housing units and commercial space on the ground floor, generally as presented in the Referral Report dated May 3, 2022, entitled "CD-1 Rezoning: 2970 Kingsway", 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 Formosis Architecture Inc., received July 15, 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 May 3, 2022, entitled "CD-1 Rezoning: 2970 Kingsway", 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 May 3, 2022, entitled "CD-1 Rezoning: 2970 Kingsway", 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 May 3, 2022, entitled "CD-1 Rezoning: 2970 Kingsway";

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 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.

<sup>1</sup> Beneficially owned and controlled by Kerkhoff (Kingsway) Limited Partnership

amended

AMENDMENT MOVED by Councillor Fry  
SECONDED by Councillor De Genova

THAT the following be added as F:

THAT Council direct staff to work with the Applicant and Engineering Services to explore safe zebra crossings and intersection normalization at School and College streets respectively, timed pedestrian crossing improvements on ridge at Rupert Street and Kingsway, and pedestrian safety improvements as necessary.

CARRIED UNANIMOUSLY (Vote No. 08617)  
(Councillor Bligh absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 08618) with Councillor Hardwick abstaining from the vote and Councillor Bligh absent for the vote.

#### **FINAL MOTION AS APPROVED**

- A. THAT, the application by Formosis Architecture Inc., on behalf of 1289838 B.C. LTD.<sup>1</sup>, the registered owner of the lands located at 2970 Kingsway [PID: 018-703-810; Lot D Block 13 District Lot 37 Plan LMP15755] to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.50 to 3.96 and the building height from 13.8 m (45.3 ft.) to 24.6 m (80.7 ft.), to permit the

development of a six-storey mixed-use building containing 127 secured market rental housing units and commercial space on the ground floor, generally as presented in the Referral Report dated May 3, 2022, entitled "CD-1 Rezoning: 2970 Kingsway", 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 Formosis Architecture Inc., received July 15, 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 May 3, 2022, entitled "CD-1 Rezoning: 2970 Kingsway", 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 May 3, 2022, entitled "CD-1 Rezoning: 2970 Kingsway", 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 May 3, 2022, entitled "CD-1 Rezoning: 2970 Kingsway";

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 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.

F. THAT Council direct staff to work with the Applicant and Engineering Services to explore safe zebra crossings and intersection normalization at School and College streets respectively, timed pedestrian crossing improvements on ridge at Rupert Street and Kingsway, and pedestrian safety improvements as necessary.

<sup>1</sup> Beneficially owned and controlled by Kerkhoff (Kingsway) Limited Partnership

### **3. CD-1 REZONING: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue**

An application by the Vancouver Affordable Housing Agency was considered as follows:

Summary: To rezone 2086-2098 West 7th Avenue and 2091 West 8th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 13-storey residential building containing 129 social housing units. A building height of 47.1 metres (155 feet) and a floor space ratio (FSR) of 4.4 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 (includes multiple or duplicate entries) was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 542 pieces of correspondence in support of the application;
- 1561 pieces of correspondence in opposition to the application, including one electronic petition with approximately 1,422 signatures; and
- 17 pieces of correspondence dealing with other aspects of the application.

#### **Staff Opening Comments**

Staff from Planning, Urban Design and Sustainability, provided a presentation, and along with staff from Arts, Culture and Community Services, and Engineering Services, responded to questions.

#### **Applicant Comments**

Heather Oland, Non-Market Housing Development, City of Vancouver, James Forsyth, Director, Regional Development, BC Housing, and Nick Blackman, Executive Director, MPA Society,



provided a presentation and along with Heidi Hartman, Manager, Non-Profit Portfolio, BC Housing, responded to questions.

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor De Genova  
SECONDED by Councillor Dominato*

*THAT Council be permitted an additional round of questions to staff and applicant.*

*CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)*

\* \* \* \* \*

*During the hearing of speakers, it was*

*MOVED by Councillor Carr  
SECONDED by Councillor De Genova*

*THAT Council extend the meeting past 10 pm in order to hear up to speaker Number 7.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY  
(Councillor Bligh absent for the vote)*

\* \* \* \* \*

*On June 28, 2022, Council recessed at 10:20 pm and reconvened on June 29, 2022, at 6:05 pm.*

\* \* \* \* \*

*On June 29, 2022, prior to the start of hearing from speakers, it was*

*MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Boyle*

*THAT, if the Public Hearing does not adjourn on June 29, 2022, Council reconvene the  
Public Hearing on Thursday, June 30, 2022, starting at 3 pm.*

*CARRIED UNANIMOUSLY  
(Councillor Wiebe and Mayor Stewart absent for the vote)*

\* \* \* \* \*

*On June 29, 2022, Council recessed at 9:59 pm and reconvened on June 30, 2022, at 3:05 pm.*

\* \* \* \* \*

*On June 30, 2022, prior to the start of hearing from speakers, it was*

*MOVED by Councillor Bligh  
SECONDED by Councillor De Genova*

*THAT, if the Public Hearing does not adjourn on June 30, 2022, Council reconvene the Public Hearing on Thursday, July 14, 2022, starting at 3 pm.*

*CARRIED  
(Councillor Hardwick opposed)*

\* \* \* \* \*

*On June 30, 2022, at 4:58 pm, during the hearing from speakers, it was*

*MOVED by Councillor De Genova  
SECONDED by Councillor Bligh*

*THAT Council extend the meeting past 5 pm in order to complete hearing from speaker numbers 67 and 68.*

*CARRIED UNANIMOUSLY*

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*On June 30, 2022, Council recessed at 5:31 pm and reconvened at 6:31 pm.*

\* \* \* \* \*

*On June 30, 2022, Council recessed at 9:55 pm and reconvened on July 14, 2022, at 3:06 pm.*

\* \* \* \* \*

*On July 14 2022, at the beginning of the meeting, it was*

*MOVED by Councillor Boyle  
SECONDED by Councillor Wiebe*

*THAT, if the Public Hearing does not adjourn on July 14, 2022, Council reconvene the Public Hearing on Friday, July 22, 2022, starting at 3 pm.*

*amended*

*AMENDMENT MOVED by Councillor Boyle  
SECONDED by Councillor Wiebe*

*THAT the date "July 22" be struck and substituted with "July 25".*

*CARRIED UNANIMOUSLY  
(Councillors Bligh and Fry absent for the vote)*

*The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY with Councillors Bligh and Fry absent for the vote.*

\* \* \* \* \*

On July 14, prior to continuing to hear from speakers, staff from Planning, Urban Design and Sustainability, responded to questions submitted by Councillors.

\* \* \* \* \*

*On July 14, 2022, Council recessed at 4:59 pm and reconvened at 6:01 pm.*

\* \* \* \* \*

*On July 14, 2022, during the hearing of speakers, Council recessed at 10:03 pm and reconvened on July 25, 2022, at 3:03 pm.*

\* \* \* \* \*

*On July 25, 2022, Council recessed at 4:56 pm and reconvened at 6:01 pm.*

\* \* \* \* \*

*On July 25, 2022, at 9:54 pm, it was,*

*MOVED by Councillor Boyle  
SECONDED by Councillor Carr*

*THAT Council extend the meeting past 10 pm to continue hearing from speakers, and refer closing comments, debate, and decision on the item to July 26, 2022, at 3 pm.*

*CARRIED AND BY THE  
REQUIRED MAJORITY  
(Councillors De Genova and Hardwick opposed)*

\* \* \* \* \*

## **Speakers**

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- William Azaroff, CEO, Brightside Community Homes Foundation
- Mahtab Laghaei, Campaign Lead, Women Transforming Cities
- Serena Eagland

- Michael O'Shaughnessy
- Colin Sharp
- Brie Graham
- Jill Atkey, CEO, BC Non-Profit Housing Association
- Lindsey Murphy
- Tanner David
- Serena Jackson
- Clara Prager
- Erin LaRocque
- Scott de Lange Boom
- Kathryn Sheps
- Owen Brady
- Jennifer Bradshaw
- David Chudnovsky
- Zoe Mabry
- Robyn Chan
- Nimish Parekh
- Saj Karsan
- Margaret Nan Gregory
- Luisa Deziel
- Cole Howard
- Jean Chisholm
- Everett Stamm
- Cheryl Stine
- Michele Wetzel
- Dan Rothwell
- Katie Alexander
- Sarah Anderson
- Taylor Fleming
- Kit Sauder, Co-Chair, Renters' Advisory Committee
- Steph Partridge, Director, Vancouver Coastal Health
- Maddison McIver
- Breanna Bowker
- Brian Godin
- Peter Waldkirch
- Devon Hussak
- Maria Roth
- Richard Campbell

The following spoke in opposition of the application:

- Laura Wilkie
- Brian Palmquist
- Karen Finnan, Member, Kitsilano Coalition
- Stephen Bohus
- Sandra Ho
- Lisa Bellisomo
- Tracy Reimer

- James Cooper
- Rebecca Cleary
- Cristina Doyle
- Katherine Tan
- Sean Patrick Finnan
- Lacey Beck
- Pam Rosengren
- Jonathan Ma
- Catherine Anne Oberndorf
- Shannon De Vries
- Michelle Simick
- Daniel Leznoff
- Neysa Finnie
- Bill Tieleman
- Dragana Vojakovic
- Tim Matthieson
- Monika Agala
- Raul Martinez
- Andrea Bellisomo
- Augustin Mareschal
- Margarita Vasquez
- Mary Elizabeth Burck
- Jacinta Lawton
- Dharmesh Makwana
- Erika Picardo
- Sheila Vizi
- Gustavo Marin
- Charlene Kettlewell, Community Organizer, Parents For Thoughtful City Planning
- Amanda Boggan
- Chase Chau
- Stephanie Valentinuzzi
- Craig Peressini
- Irene Klatt
- Niall Currid
- Nathan Davidowicz
- Andrew Roznicki
- Garnet Klatt
- Andrew Keller
- James Ashenden
- Michael Yaptinchay
- Tony Colabraro
- Shannon Little
- Daniel Roberts
- Alice Choi
- Maryse Power
- Nora Ma
- Jonathan O'Connor

- Colin McGrath
- Johanna Roberts
- Grayson Doyle
- Gloria Chau
- Chris Reid
- Rebecca Aston
- W. McGrath
- Curtis Jagelewski
- Gemma Isaac
- Liz Flores
- Damian Kettlewell
- Sean Nardi
- Jinny Sim
- Kim Page
- Barbara May
- Claudine Blair
- Miriam Kappmeier
- Giovanna D'Alfonso
- Diana Lee
- Dustin Huff
- Christina Dawydiak
- Alexander Soukas
- Carlos
- Rebecca Courtemanche
- Mike Chandler
- Birinder Arneja
- Francesco Castrillo
- Patricia Legge
- John Legge
- David Butcher
- Constance Lim
- Danguole Chandler
- Marina Abraham
- Arezo Zarrabian
- Eva Wdolna
- Brian Hunt
- Patrick Cleary
- D'Arcy Radelet
- Heidi Battison
- Barbara Stefanska
- Ian Migicovsky
- Mateo Estrada
- Joseph Valentinuzzi
- Brian Poston
- M Wickham
- Laura De Munain
- Michael Nadeau

- Mark Stockbrocks, Founder, Accesstickers
- Andrew Hennigar
- Andre Ko
- Jane Carrigan Gailus
- Jennifer Foster
- Charlene North
- John Albert Cleary
- Ann Gray
- George Kropinski
- Kristy Long
- Mark Werner
- Chermaine Wu
- Raminta Sidhu
- Emily
- Whitney Dunn
- Bryn Hyndman
- Ben L. Hume
- Jane McCarney
- Katrina Stein
- Mary Bjelos
- Mayumi Dar
- Kathleen Rennie
- Cheryl Grant
- Owen Prior
- Elizabeth Murphy
- Sheila Ritchie
- Tom Liepins
- Broderick Albright
- Elizabeth Lewis
- Larry Benge
- Jessica Smart
- Lawrence Pillon
- Francesca
- Robert Hensel
- May Hoh
- Dr. Julian Somers
- Grant Foster
- Emilia Colabraro
- Grace Lai
- Evelyn Jacob
- Ronan O'Neill
- Janelle O'Connor
- Briana Brooks
- Tom Gove
- Clara Lum
- Michelle Mollineaux
- John O'Keane

- George Mouzourakis
- Richard Roe
- Belinda Furlan
- Bill
- Ed Furlan
- Hollis Bromley
- Stephanie Binnington
- Sharon Halfnight
- Roberto Erario
- Crystal H
- Maureen Charon
- Rita Mitchell
- Mark Bowen
- Jacqueline Chu
- Jason Arneja
- DJ Cold
- Alina Pogosian
- John Hatzitolios
- Joseph Jones
- Meg
- Bernie Hensel
- James Jack

The following provided general comments on the application:

- Michelle Barile, Executive Director, West Broadway BIA

The speakers list and receipt of public comments closed on July 26, 2022, at 12:02 am.

\* \* \* \* \*

*On July 26, 2022, Council recessed at 12:04 am and reconvened on July 26, 2022, at 3:02 pm.*

\* \* \* \* \*

### **Applicant Closing Comments**

The applicant team provided closing comments.

\* \* \* \* \*

*On July 26, 2022, at 3:12 pm, during closing comments by the applicant, Councillor Hardwick rose on a point of order under Section 6.1(b) of the Procedure By-law regarding comments made by the applicant. Mayor Stewart cautioned the applicant.*

\* \* \* \* \*



## Staff Closing Comments

Staff from Planning, Urban Design and Sustainability, provided closing comments, and along with staff from Arts, Culture and Community Services, and Engineering Services, responded to questions.

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor Dominato  
SECONDED by Councillor De Genova*

*THAT under section 5.4(d) of the Procedure By-law, Council ask a second round of questions to staff.*

*CARRIED UNANIMOUSLY*

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor Boyle  
SECONDED by Councillor Carr*

*THAT Council take a 30 minutes recess.*

*withdrawn*

\* \* \* \* \*

*Subsequently, it was*

*MOVED by Councillor Boyle  
SECONDED by Councillor De Genova*

*THAT Council permit the motion above be withdrawn.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

\* \* \* \* \*

*On July 26, 2022, the Committee recessed at 4:57 pm and reconvened at 6:05 pm.*

\* \* \* \* \*

Prior to debate on the item, Councillors Bligh, De Genova, Dominato, Fry, Kirby-Yung, and Mayor Stewart advised to have reviewed the proceedings of the public hearing they missed and would therefore be participating in debate and decision.

### **Council Decision**

MOVED by Councillor Boyle

SECONDED by Councillor Swanson

A. THAT the application by the Vancouver Affordable Housing Agency, on behalf of the City of Vancouver, the registered owners of the lands located at:

- 2086 West 7th Avenue [*PID 015-212-157; Lot 2, Except the Vancouver and Lulu Island Railway Right of Way as shown on Miscellaneous Plan 218, Block 305 District Lot 526 Plan 590*],
- 2098 West 7th Avenue [*PID 023-856-319; Parcel K Block 305 District Lot 526 Group 1 New Westminster District Plan LMP34537*], and
- 2091 West 8th Avenue [*Lot 19, Except the Vancouver and Lulu Island Right of Way as shown on Miscellaneous Plan 218, Block 305 District Lot 526 Plan 590, and Lot 20 Block 305 District Lot 526 Plan 590; PIDs 015-188-451 and 015-188-485 respectively*],

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 4.4 and increase the maximum building height from 19.9 m (65 ft.) to 47.1 m (155 ft.) to permit the development of a 13-storey residential building containing a total of 129 social housing units, generally as presented in the Referral Report dated May 3, 2022, entitled “CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th 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 in plans by Human Studio Architecture and Urban Design Ltd., received October 4, 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 May 3, 2022, entitled “CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue”, 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.

amended

AMENDMENT MOVED by Councillor Dominato  
SECONDED by Councillor Kirby-Yung

THAT A be amended as follows by added the following to the end:

“with the following amendment:

THAT Council direct staff to include the following terms and conditions as part of Appendix B (2.7) – that the ground lease agreement between the City of Vancouver and BC Housing include:

- a. A requirement that the supportive housing operator use the Vulnerability Assessment Tool (VAT) or other relevant assessment tools in assessing tenants for the housing to ensure a balanced and successful tenant mix.
- b. A requirement that BC Housing will fund an onsite wrap around services team with medical, social and vocational expertise.
- c. A requirement that BC Housing will partner with the Vancouver Infectious Disease Centre to offer mobile health services on site.
- d. A requirement that BC Housing will ensure the supportive housing operator establishes a Community Advisory Committee.
- e. A requirement that BC Housing as the lessee will report to the City annually on outputs and outcomes related to the supportive housing, including tenancing, operations, maintenance of public realm, community safety and the Community Advisory Committee.”

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Bligh

THAT in c:

- Add the word “explore” after the word “will”;
- Replace the word “partner” with “partnering”;
- Add the words “an appropriate agency” after the word “with”;
- Strike the words “the Vancouver Infectious Disease Centre”.

CARRIED UNANIMOUSLY (Vote No. 08767)

AMENDMENT TO THE AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Dominato

THAT in b, the word “fund” be struck and replaced with the words “explore funding”.

CARRIED (Vote No. 08768)  
(Councillors De Genova, Dominato, Hardwick, and Kirby-Yung opposed)

AMENDMENT TO THE AMENDMENT MOVED by Councillor Fry  
SECONDED by Councillor Carr

THAT the following be added to the end of d:

“that use all reasonable efforts to include representatives specifically from St. Augustine’s School, St. Augustine’s Parish, and Sancta Maria House, neighbours, BIA, and other community members.”

Carried (Vote No. 08769)  
(Councillor Swanson opposed)

The amendment to the amendments having carried, the amendment as amended was put and  
CARRIED UNANIMOUSLY (Vote No. 08770).

AMENDMENT MOVED by Councillor Dominato  
SECONDED by Councillor Kirby-Yung

THAT the following be added as D:

THAT Council direct staff to explore including social enterprise retail space at ground level to support employment opportunities and skills training.

LOST (Vote No. 08771)  
(Councillors Boyle, Carr, De Genova, Fry, Hardwick, Swanson, and Mayor Stewart opposed)

AMENDMENT MOVED by Councillor Dominato  
SECONDED by Councillor Bligh

THAT A be amended as follows by added the following to the end:

- ii. That Council direct staff to include the following terms and conditions in the Housing Agreement that is required pursuant to section 565.2 of the Vancouver Charter and as referenced in Appendix B (2.7):
  - a. Tenure mix to include: 35% shelter component of income; 35% households with incomes not to exceed the BC HILs rates: 30% below market rent.
  - b. Housing to be available to the following classes of persons: Vancouver residents who are homeless, low income, persons with disabilities, seniors, youth aging out of care, Indigenous youth, families with children.
  - c. The Housing units will be administered and managed by the housing operator selected by BC Housing and an accountability framework will be put in place with BC Housing and the operator, which includes annual reporting to City of Vancouver staff on operations.
  - d. The Housing units will be administered and managed in such a manner that the operator uses the Vulnerability Assessment Tool or other relevant assessment tools in making the housing units available to the aforementioned classes of persons, ensuring a balanced tenant mix for success.

not put

At 7:38 pm, during discussion on the above amendment, Councillor Hardwick rose on a point of order under Section 8.7 (f) of the *Procedure By-law*, noting the amendment is frivolous as it is similar to the previous amendment brought forward by Councillor Dominato. After consulting with staff, the Mayor ruled in favour of Councillor Hardwick's point of order and ruled the entire amendment out of order.

AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Wiebe

THAT A be amended as follows by added the following to the end:

- ii. THAT the Conditions of Approval contained in appendix B of the above noted report include the following:
  - a. Explore adequate on-site space for a wide range of support services required to implement individual tenant management plans, including supportive health services, employment training, and promotion of life skills.
  - b. Require a flashing pedestrian-controlled traffic light at 7<sup>th</sup> Avenue and Arbutus.

- c. Work with the applicant to review and mitigate transportation safety concerns in the area around the development.

not put

At 7:58 pm, during discussion on the above amendment, Councillor Kirby-Yung rose on a point of order under Section 8.7 (f) of the *Procedure By-law*, noting the amendment is frivolous as it is similar to the previous amendments. After consulting with staff, the Mayor ruled in favour of Councillor Kirby-Yung's point of order and ruled the entire amendment out of order.

AMENDMENT MOVED by Councillor Bligh  
SECONDED by Councillor Wiebe

THAT the following be added as C:

THAT council direct staff to explore with the applicant options, including but not limited to the different housing funding streams available, to increase the mix of unit types in the proportion of identified social housing units to better reflect the housing needs in the affected area.

CARRIED (Vote No. 08772)  
(Councillors De Genova, Hardwick, and Swanson opposed)  
(Councillor Kirby-Yung abstained from the vote)

AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Wiebe

THAT A be amended as follows by adding the following to the end:

- ii. THAT the Conditions of Approval contained in appendix B of the above noted report include the following:
  - a. Require a flashing pedestrian-controlled traffic light at 7th Avenue and Arbutus.
  - b. Work with the applicant to review and mitigate transportation safety concerns in the area around the development.

Prior to the vote, Council agreed to separate the vote on the components of the amendment. The amendment was put with A having CARRIED (Vote No.08773) with Councillor Boyle opposed and Councillor Kirby-Yung absent for the vote; B having CARRIED UNANIMOUSLY (Vote No. 08774) with Councillor Kirby-Yung absent for the vote.

Subsequently, Council agreed to separate the vote on the components of the amended motion with C being put and CARRIED (Vote No. 08775) with Councillors Kirby-Yung and Swanson opposed; and, A, B, and D, being put and CARRIED (Vote No. 08776) with Councillors De Genova, Hardwick and Kirby-Yung opposed.

**FINAL MOTION AS APPROVED** (lettering changed to reflect approved amendments)

- A. THAT the application by the Vancouver Affordable Housing Agency, on behalf of the City of Vancouver, the registered owners of the lands located at:
- 2086 West 7th Avenue [*PID 015-212-157; Lot 2, Except the Vancouver and Lulu Island Railway Right of Way as shown on Miscellaneous Plan 218, Block 305 District Lot 526 Plan 590*],
  - 2098 West 7th Avenue [*PID 023-856-319; Parcel K Block 305 District Lot 526 Group 1 New Westminster District Plan LMP34537*], and
  - 2091 West 8th Avenue [*Lot 19, Except the Vancouver and Lulu Island Right of Way as shown on Miscellaneous Plan 218, Block 305 District Lot 526 Plan 590, and Lot 20 Block 305 District Lot 526 Plan 590; PIDs 015-188-451 and 015-188-485 respectively*],

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 4.4 and increase the maximum building height from 19.9 m (65 ft.) to 47.1 m (155 ft.) to permit the development of a 13-storey residential building containing a total of 129 social housing units, 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 Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Human Studio Architecture and Urban Design Ltd., received October 4, 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 Report, with the following amendments:

- i. That Council direct staff to include the following terms and conditions as part of Appendix B (2.7) – that the ground lease agreement between the City of Vancouver and BC Housing include:
  - a. A requirement that the supportive housing operator use the Vulnerability Assessment Tool (VAT) or other relevant assessment tools in assessing tenants for the housing to ensure a balanced and successful tenant mix.
  - b. A requirement that BC Housing will explore funding an onsite wrap around services team with medical, social and vocational expertise.
  - c. A requirement that BC Housing will explore partnering with an appropriate agency to offer mobile health services on site.
  - d. A requirement that BC Housing will ensure the supportive housing operator establishes a Community Advisory Committee *that use all reasonable efforts to include representatives specifically from St. Augustine's School, St. Augustine's Parish, and Sancta Maria House, neighbours, BIA, and other community members.*

- e. A requirement that BC Housing as the lessee will report to the City annually on outputs and outcomes related to the supportive housing, including tenanting, operations, maintenance of public realm, community safety and the Community Advisory Committee.
  - ii. THAT the Conditions of Approval contained in appendix B of the above noted report include the following:
    - a. Require a flashing pedestrian-controlled traffic light at 7th Ave and Arbutus.
    - b. Work with the applicant to review and mitigate transportation safety concerns in the area around the development.
- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Report, 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 council direct staff to explore with the applicant options, including but not limited to the different housing funding streams available, to increase the mix of unit types in the proportion of identified social housing units to better reflect the housing needs in the affected area.
- D. THAT Recommendations A, B and C 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.

## **ADJOURNMENT**

MOVED by Councillor Hardwick  
SECONDED by Councillor Boyle

THAT the meeting be adjourned.



CARRIED UNANIMOUSLY

The Public Hearing adjourned on July 26, 2022, at 9:24 pm.

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