



PUBLIC HEARING MINUTES

JULY 5, 21 AND 26, 2022

A Public Hearing of the City of Vancouver was held on Tuesday, July 5, 2022, at 6:16 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Thursday, July 21, 2022, at 6:03 pm and Tuesday, July 26, 2022 at 9:30 am. This Public Hearing was convened by electronic means as authorized under Section 566 of the *Vancouver Charter*.

PRESENT:

Mayor Kennedy Stewart
Councillor Rebecca Bligh* (July 21 and 26, 2022 – Absent)
Councillor Christine Boyle*
Councillor Adriane Carr
Councillor Melissa De Genova* (July 5, 2022 – Leave of
Absence – 6 pm to 7 pm)
Councillor Lisa Dominato*
Councillor Pete Fry*
Councillor Sarah Kirby-Yung* (July 21 and 26, 2022 – Absent)
Councillor Jean Swanson
Councillor Michael Wiebe

ABSENT:

Councillor Colleen Hardwick (July 5, 2022 – Medical Leave;
July 21, 2022 – Leave of Absence; July 26, 2022 – Absent)

CITY CLERK'S OFFICE:

Katrina Leckovic, City Clerk (July 5, 2022)
Lesley Matthews, Chief, External Relations and Protocol
(July 21 and 26, 2022)
Rowena Choi, Meeting Coordinator (July 5, 2022)
Bonnie Kennett, Meeting Coordinator (July 21, 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. Heritage Designation – 347 West Pender Street (Hartney Chambers)

An application by Chard Development Limited was considered as follows:

Summary: To add to the Vancouver Heritage Register in the “B” evaluation category and to bring forward for enactment a by-law for designation of the retained heritage façades as per the draft designation by-law of the existing building at 347 West Pender Street also known as “Hartley Chambers” 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

On July 5, 2022, the Mayor called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:35 pm.

Staff Opening Comments

The General Manager, Planning, Urban Design and Sustainability, along with Elijah Sabadian, Heritage Planner, Heritage Group, Planning, Urban Design and Sustainability, responded to questions.

Applicant Comments

The applicant team responded to questions.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Wiebe

- A. 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 as protected heritage property the retained heritage façades of the building known as the Hartney Chambers, which is listed on the Vancouver Heritage Register in the ‘B’ evaluation category and is located at 347 West Pender Street [PID: 015-502-091; The South 75 Feet Of Lot 19 Block 26 District

Lot 541 Plan 210 and PID: 015-502-104; The South 75 Feet Of Lot 20 Block 26 District Lot 541 Plan 210].

- B. THAT A 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.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Wiebe

THAT the following be added as C:

THAT Council direct staff to continue working with the applicant on the potential and opportunity to support hotel use and potential additional density to enable such use, as part of ongoing rezoning discussions for this site, giving consideration to utilization of the Policy Enquiry Process (PEP) should the applicant wish to pursue that direction.

CARRIED UNANIMOUSLY (Vote No. 08652)
(Councillors De Genova and Dominato absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 08653) with Councillors De Genova and Dominato absent for the vote.

FINAL MOTION AS APPROVED

- A. 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 as protected heritage property the retained heritage façades of the building known as the Hartney Chambers, which is listed on the Vancouver Heritage Register in the 'B' evaluation category and is located at 347 West Pender Street [*PID: 015-502-091; The South 75 Feet Of Lot 19 Block 26 District Lot 541 Plan 210 and PID: 015-502-104; The South 75 Feet Of Lot 20 Block 26 District Lot 541 Plan 210*].
- B. THAT A 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.

- C. THAT Council direct staff to continue working with the applicant on the potential and opportunity to support hotel use and potential additional density to enable such use, as part of ongoing rezoning discussions for this site, giving consideration to utilization of the Policy Enquiry Process (PEP) should the applicant wish to pursue that direction.

2. Regulation Redesign – Draft Updated Zoning and Development By-law

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

Summary: To amend administrative sections, general regulation sections and district schedules of the Zoning and Development By-law to improve document navigation and accessibility and to clarify and consolidate land use regulations.

Council also had before it a memorandum from the General Manager of Planning, Urban Design and Sustainability, dated June 29, 2022, entitled “Regulation Redesign, Draft Updated Zoning and Development By-law”, which presented updates to the draft Zoning and Development By-law as appended below:

- correct section references and spelling;
- further clarify regulations;
- make wording consistent throughout the by-law; and
- align with the new writing standards.

The above-noted memo is intended for information only as the posted draft by-law contains the changes identified.

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.

Staff Opening Comments

The General Manager, Planning, Urban Design and Sustainability, responded to questions.

Speakers

On July 5, 2022, the Mayor called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:53 pm.

Council Decision

MOVED by Councillor Carr

SECONDED by Councillor Wiebe

- A. THAT Council approve the application to amend the Zoning and Development By-law to reformat it, to apply new use terms, and to consolidate and improve the consistency of regulations, generally as presented in Appendix A of the Referral Report dated May 24, 2022, entitled "Regulation Redesign – Draft Updated Zoning and Development By-law".
- B. THAT subject to A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to the following by-laws, in order to update terms and correct section references:
 - (i) the Area Specific Development Cost Levy By-law;
 - (ii) the Building By-law;
 - (iii) the Crossing By-law;
 - (iv) the Downtown Official Development Plan By-law;
 - (v) the Downtown Eastside/Oppenheimer Official Development Plan;
 - (vi) the Electrical By-law;
 - (vii) the Fire By-law;
 - (viii) the Gas Fitting By-law;
 - (ix) the Green Demolition By-law;
 - (x) the Greenhouse Gas Emission Reduction Official Development Plan By-law;
 - (xi) the License By-law;
 - (xii) the Local Improvement Procedure By-law;
 - (xiii) the Miscellaneous Fees By-law;
 - (xiv) the Noise Control By-law;
 - (xv) the Parking By-law;
 - (xvi) the Protection of Trees By-law;
 - (xvii) the Southeast Granville Slopes Official Development Plan By-law;
 - (xviii) the Standards of Maintenance By-law;
 - (xix) the Street and Traffic By-law;
 - (xx) the Street Distribution of Publications By-law;
 - (xxi) the Subdivision By-law;
 - (xxii) the Vancouver Development Cost Levy By-law;
 - (xxiii) the Vancouver Utilities Development Cost Levy By-law;
 - (xxiv) the Vehicles for Hire By-law;
 - (xxv) the Water Works By-law; and
 - (xxvi) the Zoning and Development Fee By-law

- C. THAT at the time of enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval consequential amendments to various land use documents, generally in accordance with Appendix C of the Referral Report dated May 24, 2022, entitled “Regulation Redesign – Draft Updated Zoning and Development By-law”.
- D. THAT A to C above be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any 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 any rezoning by-laws; 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. 08654)
(Councillor De Genova absent for the vote)

3. CD-1 Rezoning: 418-496 Alexander Street

An application by TL Housing Solutions Ltd. was considered as follows:

Summary: To rezone 418-496 Alexander Street from DEOD (Downtown Eastside/ Oppenheimer) District to CD-1 (Comprehensive Development) District, to permit the development of a 16-storey mixed-use building containing 181 social housing units, a social enterprise space and childcare facility. A building height of 48.8 m (160 ft.) and a floor space ratio (FSR) of 5.67 are proposed.

Council also had before it a memorandum from the General Manager of Planning, Urban Design and Sustainability, dated July 4, 2022, entitled “CD-1 Rezoning: 418-496 Alexander Street – Amendment to the Engineering Condition”, which confirmed that a sewer upgrade is not required. This finding was following the completion of a flow monitoring investigation in the area.

*The following changes to amend the draft conditions of By-law Enactment, in Appendix B, Part 2 of the Referral Report dated May 24, 2022, entitled “CD-1 Rezoning: 418-496 Alexander Street”, are outlined below:

THAT the following condition of enactment be revised with Part 2: Conditions of By-law Enactment of Appendix B of the Referral Report dated May 24, 2022, entitled “CD-1 Rezoning: 418-496 Alexander Street”. Condition 2.4(b) revised to confirm sewer upgrades are not needed due to the existing downstream conditions and 2.4(b)(i), (ii), and (iv) are to be deleted as follows:

"2.4 (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 418 – 496 Alexander Street requires the following in order to improve sanitary sewer flow conditions: does not require upgrades due to existing downstream conditions.

i. ~~Local Servicing Upgrade:~~

- ~~• Upsize 194 m of 250 mm SAN to 375/525/600 mm SAN on Alexander Street from MH__FJD0QZ to MH__FJD0RF;~~
- ~~• Upsize 83 m of 250 mm SAN main to 375 mm on Alexander Street from MH__FJD0QZ to MH__;~~
- ~~• Upsize 97 m of 250 mm SAN main to 525 mm on Alexander Street from MH__FJD0QK to MH__FJD0QC; and~~
- ~~• Upsize 14 m of 250 mm SAN main to 600 mm on Alexander Street from MH__FJD0QC to MH__FJD0RF.~~

~~Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.~~

- ~~ii. Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.~~
- iii. Development to be serviced to the existing 200 mm SAN and 375 mm STM sewers on Alexander Street.
- ~~iv. Provision of \$30,000 for a sewer catchment flow monitoring study to confirm the capacity in the pipe to be upgraded with a possibility of the condition being reduced further. The results will not increase the scope of the current condition.~~
- v. The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change."

**Please note, the yellow memorandum dated July 4, 2022, entitled "CD-1 Rezoning: 418-496 Alexander Street – Amendment to the Engineering Condition", from the General Manager, Planning, Urban Design and Sustainability contains a clerical error. The numbering of the subsections are incorrect but the context is accurate. The minutes reflect the accurate subsection numbering and context.*

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

Summary of Correspondence

Two pieces of correspondence in support of the application was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments.

Applicant Comments

The applicant team responded to questions.

Speakers

On July 5, 2022, the Mayor called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 7:03 pm.

Staff Closing Comments

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

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Wiebe

- A. THAT the application by TL Housing Solutions Ltd. on behalf of Atira Development Society, the registered owner of the lands located at:
- 418-496 Alexander Street [*Lots 9 to 16 Block 41 District Lot 196 Plan 196; PIDs 008-703-281, 008-703-388, 015-589-358, 010-456-066, 010-456-091, 003-643-301, 004-691-903, 006-585-353, respectively*];

to rezone the lands from DEOD (Downtown Eastside/Oppenheimer) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 5.67 and the building height from 15 m (49.21 ft.) to 48.8 m (160 ft.), to permit the development of a 16-storey mixed-use building containing 181 social housing units, a social enterprise space and childcare facility, generally as presented in the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 418-496 Alexander Street", be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted report, be approved in principle; FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by IBI Group Architects Inc., received June 3, 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 of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 418-496 Alexander 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 new CD-1, generally as set out in Appendix C of the of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 418-496 Alexander Street", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 418-496 Alexander 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 new 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; 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 bylaw 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. 08655)

4. CD-1 Rezoning: 3970-3998 Main Street

An application by Locarno Legacy Corporation was considered as follows:

Summary: To rezone 3970-3998 Main Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with 60 secured market rental housing units and commercial space at grade. A building height of 22.6 m (74.1 ft.), with additional height for roof-top amenity, and a floor space ratio (FSR) of 3.97 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:

- 33 pieces of correspondence in support of the application;
- 11 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 responded to questions.

Speakers

On July 5, 2022, the Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Alexander Lindsey
- Michael Wiebe
- Carey Buntain
- Nick Calogeros

The following spoke in opposition of the application:

- Jean Hummel
- Todd Munn
- Estavan

The following provided general comments on the application:

- Allan Buium
- Paige Ravman

The speakers list and receipt of public comments closed at 8:06 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 Kirby-Yung

- A. THAT the application by Locarno Legacy Corporation, on behalf of The Lydia Project Holdings Ltd., Inc. No. BC1312167, the registered owner of the lands located at 3970-3998 Main Street [*Lots A, 7, and 8, all of Block 1 District Lot 301 Plan 5112; PIDs 011-244-003, 011-243-741 and 011-243-767 respectively*] to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.50 to 3.97 and the building height from 22.0 m (72.2 ft.) to 22.6 m (74.1 ft.) and to a maximum of 25.2 m (82.7 ft.) to accommodate a partial seventh-floor amenity area, to permit the development of a six-storey mixed-use building containing a total of 60 secured market rental housing units and commercial space on the ground floor, generally as presented in the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 3970-3998 Main 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 Yamamoto Architecture, received September 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 3970-3998 Main 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 May 24, 2022, entitled "CD-1 Rezoning: 3970-3998 Main Street", be approved.

D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 3970-3998 Main 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 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 (Vote No. 08656)
(Councillor Swanson opposed)

5. CD-1 Rezoning: 2009-2037 Stainsbury Avenue

An application by Locarno Legacy Corporation was considered as follows:

Summary: To rezone 2009-2037 Stainsbury Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a seven-storey residential building with 123 social housing units. A building height of 23.4 m (76.8 ft.), with additional height for rooftop amenity, and a floor space ratio (FSR) of 3.53 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 up to 10 pm on July 5, 2022:

- 33 pieces of correspondence in support of the application;
- 11 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 and staff from Arts, Culture and Community Services 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:

- Cylia Wong
- Kasimir Kish

The following spoke in opposition of the application:

- Grace Mackenzie

The following spoke to concerns regarding the preservation of the Cedar Cottage Garden and provided general comments on the application:

- Andrew Walker
- Michelle Philippe
- Alex Haalboom
- Nathan Davidowicz

* * * * *

At 9:51 on July 5, 2022, during the hearing of speakers quorum was lost and, the Public Hearing ended before the completion of Agenda Item 5. CD-1 Rezoning: 2009-2037 Stainsbury Avenue.

On July 12, 2022, Council held a Special Council meeting and added a Public Hearing on Thursday, July 28, 2022, at 6 pm. The rezoning application entitled, "CD-1 Rezoning: 2009-2037 Stainsbury Avenue" has been rescheduled to the added Public Hearing on July 28, 2022, and previously registered speakers were contacted.

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On July 21, 2022, the Public Hearing reconvened at 6:03 pm.

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6. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue

An application by Wesgroup Properties was considered as follows:

Summary: To rezone 906-982 West 18th Avenue and 907-969 West 19th Avenue from RT-2 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey strata residential building with an at-grade childcare facility, a six-storey secured rental building, and seven townhouse buildings, with a total of 208 residential units. A maximum building height of 21.0 m (69 ft.), with additional height for rooftop amenity, and a floor space ratio (FSR) of 1.81 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:

- 58 pieces of correspondence in support of the application;
- 61 pieces of correspondence in opposition to the application; and
- 16 pieces 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.

* * * * *

During the hearing of speakers, it was

MOVED by Councillor Swanson

THAT section 13.18 of the Procedure By-law be suspended in order to allow the current speaker to read a letter on behalf of another person.

not put

The Chair ruled that the motion was in order. The motion not having received a seconder, the Chair advised the author of the letter submit their letter via the webform and the registered speaker could provide their personal experiences and how their friend's situation had affected them.

During the hearing of speakers, it was

*MOVED by Councillor Dominato
SECONDED by Councillor Wiebe*

THAT the meeting extend past 10 pm in order to conclude hearing from speakers and close the speakers list and receipt of public comments.

CARRIED UNANIMOUSLY

* * * * *

The following spoke in support of the application:

Daniel Holloway
Baldeep Singh Grewal
Gail Holloway
Sean Duncan
Bona CoKehyend
Molly Kavanagh
Lucas Jenkins
Andrew Seymour
Nomin Oyun
Jonathan Lyall
Devon Hussack
Owen Leckie
Rebecca Hartley
Andrea Addison
Peter Penny
Britney Brewster
Sydney Chancey
Pia Montes
Eric Reilblock

The following spoke in opposition of the application:
Matthew Prior

Lisa Scott
Ameen Merchant
Steven K. Turnbull
Sonja Magnuson
Sanja Sladojevic
Lonnie Delisle
Chris Dolman
Deborah Litvack
John McCartney
Jessica Gut
Leslie Paris
John Pitcher
Loralee Delbrouck
Anna Alger, Member, Fairview Chapter, Vancouver Tenants Union
Rebecca Brassard, Tenant, Balfour Tenants' Collective
Liam Begley
Sarah Robbins
Nolan Sage, Member, Vancouver Tenants Union
Brice Kelly
Nicola Tyo
Mazdak Gharibnavaz
Grigoriy Minasyants
Raj Gill
Amanda Letang
Laney Shore
Karen Parina

The following provided general comments on the application:
Allan Buium, Chairperson, Riley Park South Cambie Community Visions
Balie Tomar
Maria Roth
Derrick O'Keefe

The speakers list and receipt of public comments closed at 10:45 pm.

* * * * *

Following the hearing of speakers, it was

*MOVED by Councillor De Genova
SECONDED by Councillor Dominato*

THAT Council recess and continue closing comments, questions to staff and debate and decision on Item 6, on Tuesday, July 26, 2022 at 9:30 am.

CARRIED UNANIMOUSLY

* * * * *

On July 21, 2022, the Public Hearing recessed at 10:47 pm and reconvened on July 26, 2022, at 9:30 am.

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Applicant Closing Comments

The applicant team provided closing comments.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Wiebe

SECONDED by Councillor De Genova

A. THAT the application by Wesgroup Properties LP on behalf of:

- Shaughnessy Laurel (Lot A) Investments Ltd.;
- Shaughnessy Laurel (Lot B) Investments Ltd.;
- Shaughnessy Laurel (Lot C) Investments Ltd.;
- Shaughnessy Laurel (Lot D) Investments Ltd.;
- Shaughnessy Laurel (Lot E) Investments Ltd.;
- Shaughnessy Laurel (Lot F) Investments Ltd.;
- Shaughnessy Laurel (Lot G) Investments Ltd.; and
- Shaughnessy Laurel (Lot H) Investments Ltd.

the registered owners of the lands located at:

- 906-982 West 18th Avenue [*Lots A to D of Block 536 District Lot 472 Plan 8952; PIDs 009-875-794, 009-875-816, 009-875-824, and 009-875-832 respectively*]; and
- 907-969 West 19th Avenue [*Lots E to H of Block 536 District Lot 472 Plan 8952; PIDs 009-876-111, 009-876-120, 009-876-138, and 009-876-146 respectively*];

to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.60 to 1.81 and the maximum building height from 9.2 m (30 ft.) to 21.0 m (69 ft.) and to 25.6 m (84 ft.) for the portion with a rooftop amenity, to permit the development of a six-storey strata residential building with an at-grade childcare facility, a six-storey secured rental building, and seven townhouse buildings, comprising of a total of 208 residential units, generally presented in the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th 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 Formwerks Architectural Inc., received August 30, 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 24, 2022, entitled "CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th 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, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.
- 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 Boyle
SECONDED by Councillor Swanson

THAT the following be added as D:

THAT Council enhance the tenant protection plan to include the existing right of first refusal at same rent and the right to an appropriately sized unit by CMHC national occupancy standards; with the additional right to bridge funding in interim needed to make the tenant protections stronger;

FURTHER THAT Council direct staff to work with the applicant to increase the number of 3 bedroom rental units to match the number required to enable the right of refusal of returning residents according to the CMHC national occupancy standards;

AND FURTHER THAT the rental building be delivered in the first phase of construction to minimize disruption for tenants.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor Wiebe

THAT in the first clause, the words "for all current tenants" be added after the words "protection plan" to read as follows:

THAT Council enhance the tenant protection plan for all current tenants to include the existing right of first refusal at same rent and the right to an appropriately sized unit by CMHC national occupancy standards; with the additional right to bridge funding in interim needed to make the tenant protections stronger;

LOST (Vote No. 08763) (*reconsidered*)
(Councillors Boyle, Carr, De Genova, Dominato, Fry, Swanson, Wiebe, and Mayor Stewart opposed)

* * * * *

*RECONSIDERATION MOVED by Councillor Swanson
SECONDED by Councillor De Genova*

THAT Council reconsider Vote No. 08763.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

The reconsideration having carried, the amendment to the amendment was put and LOST (Vote No. 08764) with Councillors Boyle, Carr, De Genova, Dominato, Fry, Wiebe, and Mayor Stewart opposed. Subsequently, the amendment was put and LOST (Vote No. 08765) with Councillors Carr, De Genova, Dominato, Wiebe, and Mayor Stewart opposed; and, Councillor Fry abstained from the vote.

The amendment having lost, the motion was put and CARRIED (Vote No. 08766) with Councillors Boyle and Swanson opposed.

ADJOURNMENT

MOVED by Councillor De Genova
SECONDED by Councillor Wiebe

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

On July 26, 2022, the Public Hearing adjourned at 11:09 am.

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