



PUBLIC HEARING MINUTES

JULY 12, 2022

A Public Hearing of the City of Vancouver was held on Tuesday, July 12, 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
Councillor Sarah Kirby-Yung
Councillor Jean Swanson*
Councillor Michael Wiebe

ABSENT: Councillor Colleen Hardwick (Medical Leave)

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
Denise Swanston, 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. Miscellaneous Amendments Concerning Various CD-1 By-laws

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

Summary: To make miscellaneous amendments to: CD-1 (816) at 110 West 4th Avenue, CD-1 (642) at 2133 Nanton Avenue (formerly 4255 Arbutus Street), CD-1 (473) at East Fraser Lands Non-High Street, and CD-1 (276) at 1041 Southwest Marine Drive; to improve clarity, update references, correct inadvertent errors or omissions, and/or improve the administration of the

by-laws.

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 Carr

SECONDED by Councillor De Genova

THAT Council approves the application to:

- (i) amend CD-1 (816) By-law No. 13352 for 110 West 4th Avenue to apply the floor space restriction currently placed on all service uses to restaurant use only, generally as presented in Appendix A of the Referral Report dated June 7, 2022, entitled "Miscellaneous Amendments Concerning Various CD-1 By-laws";
- (ii) amend CD-1 (642) By-law No. 11658 for 2133 Nanton Avenue (formerly 4255 Arbutus Street) to clarify the floor area exclusion for the Neighbourhood House and Adult Day Care Facility, generally as presented in Appendix B of the above-noted Report;
- (iii) amend CD-1 (473) By-law No. 9733 for East Fraser Lands Non-High Street to amend Interim Uses and add Office Uses, limited to Temporary Sales Office, generally as presented in Appendix C of the above-noted Report; and
- (iv) amend CD-1 (276) By-law No. 6876 for 1041 Southwest Marine Drive to add Office Uses as a permitted use, generally as presented in Appendix D of the above-noted Report.

CARRIED UNANIMOUSLY (Vote No. 08674)
(Councillor Swanson absent for the vote)

2. Heritage Designation: 1450 West 64th Avenue (Joy Kogawa House) – WITHDRAWN

3. CD-1 Rezoning: 901 West Broadway

An application by Zeidler Architecture was considered as follows:

Summary: To rezone 901 West Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 12-storey building with 147 hotel units and ground floor commercial space. A building height of 40.5 metres (133 feet) and a floor space ratio (FSR) of 7.95 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:

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

Staff Opening Comments

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

Applicant Comments

The applicant team responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Gwendal Castellan, Destination Vancouver

The following provided general comments on the application:

- Lauren Gavriloff, Strata Council member, Strata Lot VR1656

The speakers list and receipt of public comments closed at 6:52 pm.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor De Genova

- A. THAT the application by Zeidler Architecture, on behalf of 1130962 B.C. Ltd.¹, the registered owner of the lands located at 901 West Broadway [*Lots 11 and 12, Except the North 8 feet, Now Lane Block 336 District Lot 526 Plan 590; PIDs 003-729-184 and 003-729-192 respectively*], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum permitted floor space ratio (FSR) from 3.00 to 7.95 and the building height from 9.2 m (30.2 ft.) to 40.5 m (133 ft.), to permit the development of a 12-storey building containing ground-floor commercial space and hotel use, generally as presented in the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 901 West Broadway", be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Zeidler Architecture, received December 23, 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 this CD-1, generally as set out in Appendix C of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 901 West Broadway", be approved.
- C. 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 24, 2022, entitled "CD-1 Rezoning: 901 West Broadway";

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;

¹ Represented by Hallmark Hospitality Group

- (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. 08670)
(Councillor Swanson absent for the vote)

4. CD-1 Rezoning: 2062-2092 East Broadway

An application by RH Architects was considered as follows:

Summary: To rezone 2062-2092 East Broadway from RT-5N (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building with 71 strata residential units. A building height of 21.0 m (68.8 ft.) and a floor space ratio (FSR) of 2.65 are proposed.

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

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 dealing with other aspects of the application.

Speakers

The Mayor called for speakers for and against the application.

The following provided general comments on the application:

- Michelle McDonald

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

Applicant Closing Comments

The applicant provided brief closing comments.

Staff Closing Comments

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

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung

- A. THAT the application by RH Architects on behalf of the registered owners:
- Bucci Lakewood Project Ltd., the registered owners of the lands at 2062 East Broadway [*PID 011-495-634; Lot 8 of Lot B Block 163 District Lot 264A Plan 4560*];
 - An Trung Hoang and Bich Hanh Hoang, the registered owners of the lands at 2070 East Broadway [*PID 008-116-270; Lot 9 of Lot B Block 163 District Lot 264A Plan 4560*];
 - Yong Jun Su and Yee Won Leung, the registered owners of the lands at 2078 East Broadway [*PID 011-495-642; Lot 10 of Lot B Block 163 District Lot 264A Plan 4560*];
 - Hao Hao Heng Jiang, the registered owner of the lands at 2084 East Broadway [*PID 011-495-651; Lot 11 of Lot B Block 163 District Lot 264A Plan 4560*]; and
 - Marvin Chan and Pansy Chan, the registered owners of the lands at 2092 East Broadway [*PID 007-108-249; Lot 12 of Lot B Block 163 District Lot 264A Plan 4560*];

to rezone a consolidation of the lands from RT-5N (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 2.65 and the maximum building height from 10.7 m (35 ft.) to 21.0 m (68.8 ft.), to permit the development of a six-storey residential building containing 71 strata-titled residential units, generally as presented in the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 2062-2092 East Broadway", be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by RH Architects Inc., received on September 3, 2021, provided the Director of Planning may allow minor alteration to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted Report.

- B. THAT A above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 08671)
(Councillor Swanson absent for the vote)

5. CD-1 Text Amendment: East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South

An application by Wesgroup Properties Inc. was considered as follows:

Summary: To amend CD-1 (567) East Fraser Lands Waterfront Precinct By-law to permit an additional 41,197 square metres (443,442 square feet) of residential floor area and to increase maximum building heights for social housing, secured market rental housing, strata housing. This application also proposes consequential amendments to the East Fraser Lands Official Development Plan By-law and Utilities Development Cost Levy By-law to deliver a community centre and drainage works.

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:

- 25 pieces of correspondence in support of the application; and
- seven pieces of correspondence in opposition to the application.

Staff Opening Comments

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

Applicant Comments

The applicant provided brief opening remarks.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Brian Gordon 'Milt' Bowling, Co-Chair, East Fraserlands Committee
- Sarah Bogunovic
- Esther Moreno
- Julio Bello, Executive Director, South Vancouver Family Place Society
- Phillip Postrehovsky
- Vick Sanghera
- Jonathan Fraser

The following spoke in opposition of the application:

- Jason Deline

The following provided general comments on the application:

- Jeff Chang

The speakers list and receipt of public comments closed at 8:12 pm.

Applicant Closing Comments

The applicant provided brief closing comments.

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung

- A. THAT the application by Wesgroup Properties Inc., on behalf of Park Lane River District Developments Ltd., the registered owner of the lands located at:
 - 3480 East Kent Avenue South [*PID 029-292-298; Lot 37 District Lots 330 and 331 Group 1 New Westminster District Plan EPP31354 Except EPP91177*], and

- 3522 East Kent Avenue South [*PID 029-292-310; Lot 38 District Lot 331 Group 1 New Westminster District Plan EPP31354*],

to amend CD-1 (567) East Fraser Lands Waterfront Precinct By-law No. 10943, to increase the permitted floor area from 103,917 sq. m (1,118,553 sq. ft.) to 145,114 sq. m (1,561,995 sq. ft.); and to increase maximum building heights to allow additional social housing, secured rental housing, and strata market housing, generally as presented in the Referral Report dated May 24, 2022, entitled "Text Amendment CD-1 (567) East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South", 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 above-noted Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Boniface Oleksiuk Politano Architects, received October 25, 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.

- 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 "Text Amendment CD-1 (567) East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South", 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 amended CD-1 By-law referenced in A above, the draft amendment to the East Fraser Lands Official Development Plan By-law No. 9393, prepared for the Public Hearing in accordance with Appendix D, of the Referral Report dated May 24, 2022, entitled "Text Amendment CD-1 (567) East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South", be approved in principle;
- D. THAT, subject to approval of the amended CD-1 By-law referenced in A above, the draft amendment to the Vancouver Utilities Development Cost Levy By-law No. 12183, prepared for the Public Hearing in accordance with Appendix E, of the Referral Report dated May 24, 2022, entitled "Text Amendment CD-1 (567) East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South", be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the CD-1 By law.

- E. THAT, at the time of enactment of the amended CD-1 By-law referenced in A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval the updated East Fraser Lands Design Guidelines.
- 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 UNANIMOUSLY (Vote No. 08675)

6. CD-1 Rezoning: 625-777 Pacific Street and 1390 Granville Street (Granville Loops)

An application by the General Manager of Real Estate and Facilities Management was considered as follows:

Summary: To rezone 625-777 Pacific Street and 1390 Granville Street from DD (Downtown District) to CD-1 (Comprehensive Development) District to permit the development of four sites that will be created by removing the two existing circular bridge ramps that connect Pacific Street to the Granville Bridge. Proposed uses include residential (strata-titled, secured market and social housing), ground floor commercial spaces and a childcare facility. Building heights ranging from 83.7 metres (275 feet) and 121.4 metres (395.3 feet) and total floor area of 86,403 square meters (930,034 square feet) 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:

- seven pieces of correspondence in support of the application;
- 17 pieces of correspondence in opposition to the application; and
- four pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

Staff from Planning, Urban Design and Sustainability presented the application and along with staff from Real Estate and Facilities Management, and Arts, Culture and Community Services, as well as the City Manager, responded to questions.

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During the first round of questions to staff, it was,

*MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung*

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

CARRIED UNANIMOUSLY

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Speakers

The Mayor called for speakers for and against the application.

The following spoke in opposition of the application:

- Alistair Kent

The following provided general comments on the application:

- Cody Bagnall

The speakers list and receipt of public comments closed at 9:40 pm.

Staff Closing Comments

The General Manager of Planning, Urban Design and Sustainability provided closing comments and along with staff from Engineering Services and the City Manager, responded to additional questions.

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At 9:51 pm, it was,

MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT the Public Hearing extend past 10 pm in order to complete Item 6.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

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Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Carr

A. THAT the application by the General Manager of Real Estate and Facilities Management, on behalf the City of Vancouver, the registered owner of the lands located at:

- 625 Pacific Street [*PID 009-529-888; Lot C Block 113 District Lot 541 Plan 10040*];
- 675 Pacific Street and 1390 Granville Street [*PID 030-524-989; Lot 2 Block 113 District Lot 541 Group 1 New Westminster District Plan EPP76945*]; and
- 777 Pacific Street [*PID 030-520-592; Lot 1 Block 112 District Lot 541 Group 1 New Westminster District Plan EPP76941*];

to rezone the lands from DD (Downtown District) to CD-1 (Comprehensive Development) District to permit the development of four sites with six buildings combined, with an overall increase in the permitted floor area from 53,858 sq. m (579,550 sq. ft.) to 86,403 sq. m (930,034 sq. ft.), with heights up to 121 m (395.3 ft.) for strata-titled, secured-market rental and social housing units, retail uses, and a childcare centre, generally as presented in the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 625-777 Pacific Street and 1390 Granville Street (Granville Loops)", 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 Real Estate and Facilities Management, received May 11, 2021 and supplemental drawings received January 19, 2022,

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 Council approve the application(s) to amend CD-1 (503) By-law No. 10249 for 1304 Howe Street to amend the site maps, generally as presented in Appendix D of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 625-777 Pacific Street and 1390 Granville Street (Granville Loops)";

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

- 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 24, 2022, entitled "CD-1 Rezoning: 625-777 Pacific Street and 1390 Granville Street (Granville Loops)", 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 C of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 625-777 Pacific Street and 1390 Granville Street (Granville Loops)", 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 C of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 625-777 Pacific Street and 1390 Granville Street (Granville Loops)";

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 subject to approval in principle of the rezoning, the General Manager of Planning, Urban Design and Sustainability be instructed to prepare the Design Guidelines for adoption, at the time of enactment of the zoning by-law.

- G. THAT A to F 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. 08672)
(Councillors De Genova, Kirby-Yung and Swanson opposed)

ADJOURNMENT

MOVED by Councillor Boyle
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 10:04 pm.

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