



PUBLIC HEARING MINUTES

JANUARY 17, 2023

A Public Hearing of the City of Vancouver was held on Tuesday, January 17, 2023, at 6:05 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 Ken Sim
Councillor Rebecca Bligh
Councillor Christine Boyle
Councillor Adriane Carr
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Lenny Zhou

CITY MANAGER'S OFFICE: Paul Mochrie, City Manager

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
Alyse Stewart, 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. **CD-1 Rezoning: 1063-1075 Barclay Street**

An application by IBI Architects was considered as follows:

Summary: To rezone 1063-1075 Barclay Street from RM-5B (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 47-storey residential building with 87 social housing units and 285 strata-titled residential units. A building height of 139.2 m (456.7 ft.) and a floor space ratio (FSR) of 19.10 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; 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

The applicant team responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in opposition of the application:

- Niovi Phinopoulou
- Josh Timmermann

The following provided general comments on the application:

- Marcel

The speakers list and receipt of public comments closed at 6:57 pm.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Fry
SECONDED by Councillor Bligh

- A. THAT the application by IBI Architects, on behalf of GL001 Nominee Ltd., the registered owner of the lands located at 1063-1069 Barclay Street [*Strata Lots 1*

to 4 District Lot 185 Group 1 New Westminster District Strata Plan BCS212 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V; PIDs 025-576-992, 025-577-000, 025-577-018, and 025-577-026, respectively] and Barclay Thurlow Property Inc., BC1068488, the registered owner of the lands located at 1075 Barclay Street [*Strata Lots 1 to 36 District Lot 185 Strata Plan VR 2702 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1; PIDs 016-222-806, 016-222-814, 016-222-822, 016-222-831, 016-222-849, 016-222-857, 016-222-873, 016-222-890, 016-222-903, 016-222-920, 016-222-938, 016-222-946, 016-222-954, 016-222-962, 016-222-971, 016-222-989, 016-222-997, 016-223-004, 016-223-012, 016-223-021, 016-223-047, 016-223-055, 016-223-063, 016-223-071, 016-223-080, 016-223-101, 016-223-110, 016-223-128, 016-223-136, 016-223-144, 016-223-161, 016-223-179, 016-223-187, 016-223-209, 016-223-217, and 016-223-233, respectively]*], to rezone the lands from RM-5B (Multiple Dwelling) District to CD-1 (Comprehensive Development) District and increase the permitted floor area from 4,421.7 sq. m to 30,646.4 sq. m (47,594.3 sq. ft. to 329,875 sq. ft.), the building height from 58.0 m to 139.2 m (190.3 ft. to 456.7 ft.), and the floor space ratio (FSR) from 2.75 to 19.10, to permit the development of a 47-storey residential building with 87 social housing units and 285 strata-titled residential units, generally as presented in the Referral Report dated November 22, 2022, entitled "CD-1 Rezoning: 1063-1075 Barclay 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 Architects, received June 15, 2020 and an addendum received August 19, 2022, 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 November 22, 2022, entitled "...", 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.

CARRIED UNANIMOUSLY (Vote No. 08953)

2. CD-1 Rezoning: 5562-5688 Manson Street

An application by Oakridge Multi-family Limited Partnership was considered as follows:

Summary: To rezone 5562-5688 Manson Street from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of two 18-storey buildings with 392 secured-rental units, of which 20% of the floor area is secured as below-market rental units, and a 37-space childcare facility. A building height of 56.0 m (184 ft.) and a 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:

- two pieces 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, provided a presentation and responded to questions.

Applicant Comments

The applicant team provided a brief overview and responded to questions.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in opposition of the application:

- Allan Buium
- Chris
- Nathan Davidowicz

The speakers list and receipt of public comments closed at 7:48 pm.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Boyle

- A. THAT the application by Oakridge Multi-family Limited Partnership, on behalf of 1119195 B.C. Ltd., the registered owner of the lands located at 5562, 5628 and 5688 Manson Street [*Lots 16, 19, and 21 of Block 873 District Lot 526 Plan 8664; PIDs 009-973-575, 009-973-648, and 009-973-681 respectively*]; and 1265995 B.C. Ltd., the registered owner of the lands located at 5588, 5608, and 5656 Manson Street [*Lots 17, 18, and 20 of Block 873 District Lot 526 Plan 8664; PIDs 009-973-605, 009-973-621, 009-973-664 respectively*]; to rezone the lands from RS-1 (Residential) to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.7 to 6.0 and the building height from 10.7 m (35.1 ft.) to 56.0 m (183.7 ft.) and to 64.3 m (211.0 ft.) for a rooftop amenity, to permit the development of two 18-storey rental residential buildings with a 37-space childcare facility, including 392 secured-rental units, of which 20% of the residential floor area will be secured as below-market rental units, generally as presented in the Referral Report dated November 22, 2022, entitled "CD-1 Rezoning: 5562-5688 Manson 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 DA Architects + Planners, received October 12, 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 November 22, 2022, entitled “.....”, 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 Subdivision By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Referral Report dated November 22, 2022, entitled “.....”;

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

D. THAT A to C above be adopted on the following conditions:

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

CARRIED UNANIMOUSLY (Vote No. 08954)

ADJOURNMENT

MOVED by Councillor Carr
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:55 pm.

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