



## PUBLIC HEARING MINUTES

**JANUARY 19, 2023**

A Public Hearing of the City of Vancouver was held on Thursday, January 19, 2023, at 6:04 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*.

<b>PRESENT:</b>	Deputy Mayor Sarah Kirby-Yung Councillor Rebecca Bligh Councillor Christine Boyle Councillor Adriane Carr Councillor Lisa Dominato Councillor Mike Klassen Councillor Peter Meiszner Councillor Brian Montague Councillor Lenny Zhou
<b>ABSENT:</b>	Mayor Ken Sim (Leave of Absence for Civic Business) Councillor Pete Fry
<b>CITY MANAGER'S OFFICE:</b>	Paul Mochrie, City Manager
<b>CITY CLERK'S OFFICE:</b>	Lesley Matthews, Acting Deputy City Clerk David Yim, Meeting Coordinator

### WELCOME

The Deputy 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 Deputy Mayor also recognized the immense contributions of the City of Vancouver's team members who work hard every day to help make our city an incredible place to live, work, and play.

#### 1. **CD-1 Rezoning: 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue**

An application by the Provincial Health Services Authority was considered as follows:

Summary: To rezone 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a three-storey B.C. Children's Hospital complex care transition facility and a single-storey

74-space childcare facility. A height of 16.5 m (54 ft.) for the complex care facility and a height of 5.5 m (18 ft.) for the childcare facility are proposed, along with a total floor space ratio (FSR) of 0.70.

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:

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

### **Staff Opening Comments**

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

### **Applicant Comments**

The applicant team provided a presentation and responded to questions.

### **Speakers**

The Deputy Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Darlene Schopman
- Andrew Roets

The following spoke in opposition of the application:

- Denise Haskett

The speakers list and receipt of public comments closed at 7:09 pm.

### **Staff Closing Comments**

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

## Council Decision

MOVED by Councillor Zhou  
SECONDED by Councillor Carr

- A. THAT the application by Provincial Health Services Authority, on behalf of British Columbia's Children's Hospital Foundation (Inc. No. S0073353), the registered owner of the lands located at 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue [*Legal Description: PID 006-798-128; Lot 2 Block F Section 44 Town of Hastings Suburban Lands Plan 11660*] to rezone from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase building height from 10.7 m (35 ft.) to 16.5 m (54 ft.) to permit the development of a three-storey B.C. Children's Hospital complex care transition facility to support children and youth, generally as presented in the Referral Report dated November 22, 2022, entitled, "CD-1 Rezoning: 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st 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 DIALOG, received January 6, 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 enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated November 22, 2022, entitled, "CD-1 Rezoning: 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue";

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 CD-1 By-law.

- 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. 08963)

## **2. Rezoning: 7057–7075 Oak Street and 1015 West 54th Avenue**

An application from Matthew Cheng Architect Inc. was considered as follows:

Summary: To rezone 7057-7075 Oak Street and 1015 W 54th Avenue from RS-1 (Residential) District to RM-8AN (Residential) District, to allow for a townhouse or rowhouse development with a maximum floor space ratio (FSR) of 1.2.

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 opposition to the application.

### **Staff Opening Comments**

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

### **Speakers**

The Deputy Mayor called for speakers for and against the application.

The following provided general comments on the application:

- Vik Khanna
- Nathan Davidowicz

The speakers list and receipt of public comments closed at 7:51 pm.

## Council Decision

MOVED by Councillor Carr  
SECONDED by Councillor Bligh

- A. THAT the application by Matthew Cheng Architect Inc., on behalf of Citrine Oak Homes Ltd., the registered owners of the lands located at 7057-7075 Oak Street and 1015 West 54th Avenue [*Lots 4 to 6, Block T of Blocks 12 and 17A District Lot 526 Plan 6339; PIDs 010-903-941, 003-020-860 and 010-903-968 respectively*], to rezone the lands from RS-1 (Residential) District to RM-8AN (Residential) District, generally as presented in the Referral Report dated November 22, 2022, entitled, "Rezoning: 7057–7075 Oak Street and 1015 West 54th 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 approval be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval of the zoning amendment by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated November 22, 2022, entitled, "Rezoning: 7057–7075 Oak Street and 1015 West 54th Avenue";

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 zoning amendment by-law.

- 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. 08964)

**ADJOURNMENT**

MOVED by Councillor Dominato  
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:53 pm.

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