



## PUBLIC HEARING MINUTES

MARCH 7, 2023

A Public Hearing of the City of Vancouver was held on Tuesday, March 7, 2023, at 6:00 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:**

Acting Mayor Lenny Zhou  
Councillor Christine Boyle  
Councillor Adriane Carr  
Councillor Pete Fry  
Councillor Sarah Kirby-Yung  
Councillor Mike Klassen  
Councillor Peter Meiszner  
Councillor Brian Montague

**ABSENT:**

Mayor Ken Sim (Leave of Absence - Personal Reasons)  
Councillor Rebecca Bligh (Leave of Absence - Civic Business)  
Councillor Lisa Dominato (Leave of Absence - Civic Business)

**CITY CLERK'S OFFICE:**

Rosemary Hagiwara, Acting City Clerk  
Cassia Nasralla, Meeting Coordinator

### WELCOME

The Acting 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 Acting 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 (80) at 4949-4951 Heather Street; CD-1 (312) at 1529 West Pender Street, 560-588 Cardero Street, 535 Nicola Street, 499 Broughton Street and 1199 West Cordova Street; CD-1 (643) at 1335 Howe Street and CD-1 (845) at 728-796 Main Street; to improve clarity, update references, correct inadvertent errors or omissions, and/or improve the administration of the by-laws.

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

### **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 Acting Mayor called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:11 pm.

### **Council Decision**

MOVED by Councillor Carr  
SECONDED by Councillor Meiszner

- A. THAT Council approves the application to:
- (i) Amend CD-1 (80) By-law No. 4665 for 4949-4951 Heather Street to add Interim Uses and add Office Uses, limited to Temporary Sales Office, generally as presented in Appendix A of the Referral Report dated January 31, 2023, entitled "Miscellaneous Amendments Concerning Various CD-1 By-laws";
  - (ii) Amend CD-1 (312) By-law No. 7200 for 1529 West Pender Street, 560-588 Cardero Street, 535 Nicola Street, 499 Broughton Street and 1199 West Cordova Street to correct a map referencing error, generally as presented in Appendix B of the above-noted report;
  - (iii) Amend CD-1 (643) By-law No. 11661 for 1335 Howe Street to permit a wider range of commercial uses, generally as presented in Appendix C of the above-noted report; and
  - (iv) Amend CD-1 (845) By-law No. 13614 for 728-796 Main Street to correct a reference for the location of family housing, generally as presented in Appendix D of the above-noted report.

CARRIED UNANIMOUSLY (Vote No. 09088)

## **2. Heritage Revitalization Agreement: 995 Bute Street (Rand House)**

An application by Don Piner, Intarsia Design Limited was considered as follows:

Summary: To bring forward for enactment a by-law to amend the Heritage Revitalization Agreement currently registered on title for the protected heritage property addressed at 995 Bute Street, also known as the “Rand House”. The proposed modification to HRA is limited to changing the number of dwelling units from four to three.

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

### **Summary of Correspondence**

No correspondence was received since being scheduled to the Public Hearing and prior to the close of the speakers list and receipt of public comments.

### **Speakers**

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

Vaughn Evans provided general comments on the application.

The speakers list and receipt of public comments closed at 6:30 pm.

### **Council Decision**

MOVED by Councillor Carr

SECONDED by Councillor Kirby-Yung

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law to amend the Heritage Revitalization Agreement (“HRA”) entered into and pursuant to Heritage Revitalization Agreement By-law No. 8907, enacted on 22 July 2004, in respect of the municipally designated heritage building known as the Rand House (the “Heritage Building”) that is located at 995 Bute Street [*PIDs: 026-838-591, 026-838-605, 026-838-613, 026-838-621, respectively; Strata Lots 1 to 4 District Lot 185 Group 1 New Westminster District Strata Plan BCS2060, together with The Common Property of the Owners, Strata Plan BCS2060*] (the “Lands”), to permit the conversion of the Heritage Building from a 4-unit multiple conversion dwelling to a 3-unit multiple conversion dwelling, as contemplated within development permit application DP-2022-00377, and which is otherwise consistent with the benefit of by-law variances as provided for in the HRA, generally in accordance with Appendix A of the Report dated November 4, 2022, entitled “995 Bute Street, Rand House – Heritage Revitalization Agreement (HRA) Amendment”;

- B. THAT the amendment to the HRA shall be prepared, registered, and given priority on title to the Lands, to the satisfaction of the Director of Legal Services, in consultation with the Director of Planning.
- C. THAT A and B 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.

CARRIED UNANIMOUSLY (Vote No. 09089)

### **3. Rezoning: 1522 West 45th Avenue and 6137 Granville Street**

An application by Intracorp Homes was considered as follows:

Summary: To rezone 1522 West 45th Avenue and 6137 Granville Street from RS-3 (Residential) District to RR-2B (Residential Rental) District, to permit the development a five-storey rental building. A building height of 16.8 m (55 ft.) and a floor space ratio (FSR) of 2.40 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; and
- one piece of correspondence in opposition to the application.

#### **Staff Opening Comments**

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

#### **Speakers**

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

The following spoke in support of the application:

- William McQueen
- Eric Freiboph

Vaughn Evans provided general comments on the application.

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

### **Council Decision**

MOVED by Councillor Carr

SECONDED by Councillor Kirby-Yung

- A. THAT the application by Intracorp Homes, on behalf of Amica Seniors Granville Inc., the registered owners of the lands located at 1522 West 45th Avenue and 6137 Granville Street [Lot 17 and 16 of Lot 5, Block 3, District Lot 526 Plan 5701; PIDs 005-095-361 and 004-289-323 respectively], to rezone the lands from RS-3 (Residential) District to RR-2B (Residential Rental) District; as generally as presented in the Referral Report dated January 31, 2023, entitled "Rezoning: 1522 West 45th Avenue and 6137 Granville Street", 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the above-noted report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment 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 zoning amendment by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated January 31, 2023, entitled "Rezoning: 1522 West 45th Avenue and 6137 Granville Street";

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.

- 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. 09090)

#### **4. Rezoning: 5828-5850 Granville Street**

An application by Strand Holdings Ltd. was considered as follows:

Summary: To rezone 5828-5850 Granville Street from RS-1 (Residential) District to RR-2B (Residential Rental) District, to permit the development a five-storey rental building with three storey townhouses at the lane. A building height of 16.8 m (55 ft.) and a floor space ratio (FSR) of 2.20 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:

- 14 pieces of correspondence in support of the application.

#### **Speakers**

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

- Fernando Padres spoke in support of the application.
- Vaughn Evans provided general comments on the application.

The speakers list and receipt of public comments closed at 7:17 pm.

## Staff Closing Comments

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

## Council Decision

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Meiszner

- A. THAT the application, by Strand Holdings Ltd on behalf of Granville Street East Nominee Inc., Inc. No. BC1361576, the registered owner of 5828 Granville Street [PID 009-946- 896; Lot 5 of Lot 1 Block 6, District Lot 526 Plan 5486], 5830 Granville St [PID 010-491- 872; Lot 6 of Lot 1 Block 6, District Lot 526 Plan 5486], and 5850 Granville Street [PID 011-141-701; Lot 7 of Lot 1 Block 6 District Lot 526 Plan 5486], to rezone a consolidation of the above properties from RS-1 (Residential) District to RR-2B (Residential Rental) District, generally as presented in the Referral Report dated January 31, 2023, entitled “Rezoning: 5828-5850 Granville Street”, 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 subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 31, 2023, entitled “Rezoning: 5828-5850 Granville Street”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment 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 zoning amendment by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated January 31, 2023, entitled “Rezoning: 5828-5850 Granville Street”;

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.

- 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. 09091)

### **ADJOURNMENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:21 pm.

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