



## PUBLIC HEARING MINUTES

APRIL 25, 2023

A Public Hearing of the City of Vancouver was held on Tuesday, April 25, 2023, at 6:08 pm, in the Council Chamber, Third Floor, City Hall. This Public Hearing was convened by electronic means with in-person attendance available, as authorized under Section 566 of the *Vancouver Charter*.

**PRESENT:** Acting Mayor 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 Lenny Zhou

**ABSENT:** Mayor Sim (Leave of Absence - Personal Reasons)  
Councillor Brian Montague (Leave of Absence - Personal Reasons)

**CITY CLERK'S OFFICE:** Tina Penney, Deputy City Clerk  
Bonnie Kennett, 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. Rezoning: 657-685 East 18th Avenue

An application by OrrMoniz Projects Corp. was considered as follows:

Summary: To rezone 657-685 East 18th Avenue from RS-1 (Residential) District to RR-2A (Residential Rental) District, to permit the development of a four-storey rental building. A building height of 13.7 m (45 ft.) and a floor space ratio (FSR) of 1.75 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:

- 3 pieces of correspondence in support of the application; and
- 1 piece of correspondence in opposition to the application.

MOVED by Councillor Meiszner  
SECONDED by Councillor Klassen

THAT Council waive the presentation for Item 1 - Rezoning: 657-685 East 18th Avenue.

CARRIED UNANIMOUSLY

## Speakers

The Acting Mayor called three times for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:23 pm.

## Council Decision

MOVED by Councillor Carr  
SECONDED by Councillor Kirby-Yung

- A. THAT the application by OrrMoniz Projects Corp., on behalf of 1266234 B.C. Ltd.<sup>1</sup>, the registered owner of the lands located at 657-685 East 18th Avenue [*Lots L to N Block 77 District Lot 301 Plan 20853; PIDs 004-217-888, 004-217-896 and 004-217-900 respectively*], to rezone the lands from RS-1 (Residential) District to RR-2A (Residential Rental) District generally as presented in the Referral Report dated February 21, 2023, entitled "Rezoning: 657-685 East 18th 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 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 February 21, 2023, entitled "Rezoning: 657-685 East 18th Avenue", the Director of Legal

---

<sup>1</sup> Beneficially owned and controlled by Joseph Yip Lee, Doris Mei Lee, Mae Lee Leung, and Diana Lee Sy

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 February 21, 2023, entitled “Rezoning: 657-685 East 18th Avenue”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment 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. 09197)

## **2. Rezoning: 5995-6015 Dunbar Street**

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

Summary: To rezone 5995-6015 Dunbar Street from RS-5 (Residential) District to RR-2B (Residential Rental) District, to permit the development a five-storey market rental building. 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:

- 11 pieces of correspondence in support of the application; and
- 1 piece of correspondence in opposition to the application.

MOVED by Councillor Meiszner  
SECONDED by Councillor Boyle

THAT Council waive the presentation for Item 2 - Rezoning: 5995-6015 Dunbar Street.

CARRIED UNANIMOUSLY

### **Applicant Comments**

The applicant team provided brief opening comments.

### **Speakers**

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

Thomas Fyfe spoke in support of the application.

The speakers list and receipt of public comments closed at 6:37 pm.

### **Council Decision**

MOVED by Councillor Carr  
SECONDED by Councillor Kirby-Yung

- A. THAT the application by Strand Holdings Ltd., on behalf of Dunbar Street West Nominee Inc., the registered owner of 5995-6015 Dunbar Street [*Lots C to E Block 4 District Lot 320 Plan 6858; PIDs 007-351-887, 010-813-420 and 010-813-446 respectively*], to rezone a consolidation of the properties comprising the site from RS-5 (Residential) District to RR-2B (Residential Rental) District, generally as presented in the Referral Report dated February 21, 2023, entitled "Rezoning: 5995-6015 Dunbar 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 February 21, 2023, entitled "Rezoning: 5995-6015 Dunbar 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 February 21, 2023, entitled “Rezoning: 5995-6015 Dunbar 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. 09198)

### **3. CD-1 Rezoning: 3205 Arbutus Street**

An application by Yamamoto Architecture was considered as follows:

Summary: To rezone 3205 Arbutus Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a four-storey mixed-use building with 54 secured market rental units and at-grade commercial space. A building height of 19.2 m (63 ft.) with additional height for a rooftop amenity and a floor space ratio (FSR) of 2.56 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:

- 12 pieces of correspondence in support of the application;
- 1 piece of correspondence in opposition to the application; and
- 2 pieces of correspondence dealing with other aspects of the application.

## 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 6:46 pm.

## Council Decision

MOVED by Councillor Carr

SECONDED by Councillor Kirby-Yung

- A. THAT the application by Yamamoto Architecture, on behalf of 1088573 B.C. Ltd.<sup>2</sup>, the registered owner of the lands located at 3205 Arbutus Street [*PID 024-760-595; Parcel A Block 484 District Lot 526 Group 1 New Westminster District Plan LMP45736*], to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.20 to 2.56 and the building height from 10.7 m (35 ft.) to 19.2 m (63 ft.), to permit a four-storey mixed-use building with 54 secured market rental units and commercial space, generally as presented in the Referral Report dated February 21, 2023, entitled "CD-1 Rezoning: 3205 Arbutus 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 Yamamoto Architecture, received October 27, 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 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 Referral Report dated February 21, 2023, entitled "CD-1 Rezoning: 3205 Arbutus Street", be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C

---

<sup>2</sup> Beneficially owned and controlled by John D.L. Mackay and Michael D.K. Mackay

of the Referral Report dated February 21, 2023, entitled "CD-1 Rezoning: 3205 Arbutus 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.

- D. THAT A to C 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 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. 09199)

## **ADJOURNMENT**

MOVED by Councillor Boyle  
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:48 pm.

\* \* \* \* \*