



PUBLIC HEARING MINUTES

JUNE 29, 2023

A Public Hearing of the City of Vancouver was held on Thursday, June 29, 2023, at 1:02 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 Pete Fry
Councillor Christine Boyle
Councillor Adriane Carr
Councillor Lisa Dominato
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Lenny Zhou

ABSENT:

Mayor Ken Sim – (Leave of Absence – Civic Business)
Councillor Rebecca Bligh – (Leave of Absence – Personal Business)
Councillor Brian Montague – (Leave of Absence – Personal Business)

CITY CLERK'S OFFICE:

Lesley Matthews, Acting Deputy City Clerk
David Yim, Meeting Coordinator

* Denotes absence for a portion of the meeting.

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. **Heritage Revitalization Agreement and Heritage Designations – 515 and 521 Hawks Avenue – BC Mills Houses**

An application by Paige Gardiner was considered as follows:

Summary: Application for a Heritage Revitalization Agreement (HRA) and heritage designation by-laws for the two BC Mills Houses at 515 and 521 Hawks Avenue, which are both listed in the 'B' evaluation category on the Vancouver

Heritage Register, and associated with the BC Mills Timber and Trading Company. The proposed HRA would allow for the site to be subdivided into two parcels to each contain one of the two heritage houses in return for their protection under respective designation by-laws, which will ensure their long term preservation.

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 Public Hearing and prior to the close of the speakers list and receipt of public comments.

Staff Opening Comments

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

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 1:24 pm.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Carr

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 593 of the Vancouver Charter, by-laws to designate the structure and exterior of each of the heritage buildings located at 515 and 521 Hawks Avenue [(PID: 015-376-915, *The South ½ of Lot 19 Block 76 District Lot 181 Plan 196*; and PID: 015-376-923, *The South ½ of Lot 20 Block 76 District Lot 181 Plan 196 (together, the “Lands”)*], both listed on the Vancouver Heritage Register (VHR) in the ‘B’ evaluation category, as protected heritage properties (the “heritage buildings”);
- B. 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 authorize the City to enter into a Heritage Revitalization Agreement with respect to the Lands in order to:

- (i) secure the rehabilitation and long-term preservation of the heritage buildings;
 - (ii) vary the Subdivision By-law to permit a subdivision of the Lands to create two new parcels (the “heritage parcels”), so as to result in each of the heritage buildings being located entirely on an individual parcel, and to make permissible the development proposed under the Development Permit Application Number DP-2021-00929 (the “DP Application”); and
 - (iii) vary the Zoning and Development By-law in respect of the heritage parcels to allow for the existing heritage buildings to be contained on the newly created heritage parcels, as proposed under the DP Application and as more particularly described in this report;
- C. THAT the agreement described above 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;
- D. THAT A to C 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 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. 09384)

2. CD-1 Rezoning: 4261 Cambie Street and 503 West 27th Avenue

An application by Arno Matis Architecture Inc. was considered as follows:

Summary: To rezone 4261 Cambie Street and 503 West 27th Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building. A height of 21.0 m (69 ft.) with additional height for a rooftop amenity and a floor space ratio (FSR) of 2.80 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

Seven pieces of correspondence in support of the application was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments.

Staff Opening Comments

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

Applicant Comments

Arno Matis, Principal, Arno Matis Architecture Inc. responded to questions.

Speakers

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

Johnson Zhang spoke in support of the application.

Naomi Stenberg provided general comments on the application.

The speakers list and receipt of public comments closed at 2:00 pm.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Carr

- A. THAT the application by Arno Matis Architecture Inc. on behalf of Aria Pacific Cambie Second Development Ltd., the registered owner of the lands located at 4261 Cambie Street and 503 West 27th Avenue [*Lots 10 and 11 Block 700 District Lot 526 Plan 6539; PIDs 010-878-653 and 010-878-688, respectively*], to rezone from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.70 to 2.80 and the maximum building height from 10.7 m (35 ft.) to 21 m (69 ft.) to permit the development of a six-storey residential building and townhomes with 60 strata-titled units, generally as presented in the Referral Report dated May 16, 2023, entitled "CD-1 Rezoning: 4261 Cambie Street and 503 West 27th 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 Referral Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arno Matis Architecture Inc., received February 10, 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 Referral Report.

- B. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated May 16, 2023, entitled “CD-1 Rezoning: 4261 Cambie Street and 503 West 27th 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 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. 09385)

3. CD-1 REZONING: 5079-5161 Ash Street

An application by Pennyfarthing Development Group was considered as follows:

Summary: To rezone 5079-5161 Ash Street from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building. A height of 21.4 m (70 ft.) and a floor space ratio (FSR) of 2.0 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:

- one piece of correspondence in support of the application; and
- three 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

Kevin Hussey, Vice President Development, Pennyfarthing Development Group provided responded to questions.

Speakers

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

Helen Chan spoke in opposition of the application.

The speakers list and receipt of public comments closed at 2:26 pm.

Council Decision

MOVED by Councillor Carr

SECONDED by Councillor Dominato

- A. THAT the application by Pennyfarthing Development Group on behalf of:
- Pennyfarthing Ash Street Properties Ltd., Inc. No. BC1300849, the registered owner of 5079-5137 Ash Street [*Lots 47-49 of Block 839 District Lot 526 Plan 8710; PIDs 009-956-824, 009-956-832 and 009-956-859, respectively*], and
 - Pennyfarthing Properties Ash St. South Ltd., Inc. No. BC1103975, the registered owner of 5161 Ash Street [*PID 006-038-182; Lot 50 Block 839 District Lot 526 Plan 8710*],

to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.7 to 2.0 and the maximum building height from 10.7 m (35 ft.) to 21.4 m (70 ft.) to permit the development of a six-storey residential building containing 62 strata-titled residential units, generally as presented in the Referral Report dated May 16, 2023, entitled "CD-1 Rezoning: 5079-5161 Ash 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 Referral Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Shift Architecture, received March 14, 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 Referral Report.

- B. THAT, subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated May 16, 2023, entitled "CD-1 Rezoning: 5079-5161 Ash 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 CD-1 By-law.

- C. THAT A and B 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. 09386)

4. CD-1 REZONING: 3132-3150 Rosemont Drive

An application by Boni Maddison Architects was considered as follows:

Summary: To remove 3132-3150 Rosemont Drive from CD-1(72) (Comprehensive Development) District and to rezone the property by creating two new CD-1 (Comprehensive Development) Districts to permit the development of a six-storey residential building with 94 social housing units and retention of the existing community care facility. A height of 20.1 m (66 ft.) and a floor space ratio (FSR) of 2.1 are proposed for the new residential building. A height of

7.3 m (24 ft.) and a floor space ratio (FSR) of 0.67 would be permitted for the retained community care facility, matching the existing development.

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:

- five pieces of correspondence in support of the application;
- five 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.

Speakers

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

The following spoke in support of the application:

- Liz Narodowski
- Helen Szewello-Allen

Wei Xia spoke in opposition of the application.

Audrey Jakus provided general comments on the application.

The speakers list and receipt of public comments closed at 3:08 pm.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

- A. THAT the application by Boni Maddison Architects, on behalf of Kopernik Foundation, the registered owner of the lands located at 3132-3150 Rosemont Drive [*PID 007-881-002; Lot 44 District Lot 334 Plan 14240*], to rezone the lands to remove the property from CD-1 (72) (Comprehensive Development) District and create two new CD-1 (Comprehensive Development) Districts (CD-1 West and CD-1 East) to permit the development of a six-storey residential building with 94 social housing units and retention of the existing community care facility,

generally as presented in the Referral Report dated May 16, 2023, entitled "CD-1 Rezoning: 3132-3150 Rosemont Drive", be approved in principle;

FURTHER THAT the draft CD-1 by-laws, prepared for the Public Hearing in accordance with Appendices A and B of the above-noted Referral Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle for CD-1 West, generally as prepared by Boni Maddison Architects, received November 16, 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 D of the above-noted Referral Report.

- B. THAT, subject to the enactment of proposed CD-1 West and CD-1 East by-laws, CD-1 (72) By-law No. 4580, be amended to remove 3132-3150 Rosemont generally as set out in Appendix C of the Referral Report dated May 16, 2023, entitled "CD-1 Rezoning: 3132-3150 Rosemont Drive";

FURTHER THAT the draft CD-1 (72) by-law amendments, prepared for the Public Hearing in accordance with Appendix C of the above-noted Referral 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 D of the Referral Report dated May 16, 2023, entitled "CD-1 Rezoning: 3132-3150 Rosemont Drive", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the by-law for CD-1 West, 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.

- D. THAT A to C 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. 09387)

5. CD-1 REZONING: 314-328 West Hastings Street

An application by Pacific Reach Properties was considered as follows:

Summary: To rezone 314-328 West Hastings Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 12 storey mixed-use building with 128 secured market rental housing units and ground floor commercial space. A height of 32.46 m (106.5 ft.) and a floor space ratio (FSR) of 8.56 are proposed. Two of the existing building facades are proposed be retained.

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

Summary of Correspondence

Three pieces of correspondence in support of the application was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments.

Staff Opening Comments

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

Applicant Comments

Naomi Eastman, Senior Development Manager, Pacific Reach Properties responded to questions.

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 3:36 pm.

Council Decision

MOVED by Councillor Klassen
SECONDED by Councillor Carr

- A. THAT the application by Pacific Reach Properties, on behalf of:

- PR 314 Hastings Holdings Ltd. 8, the registered owner of 314 West Hastings Street [*Lots 7 and 8 Block 26 District Lot 541 Plan 210; PIDs 002-542-129 and 002-542-137, respectively*], and
- PR 322 Hastings Holdings Ltd., Inc. No. BC1223547, the registered owner of 322 West Hastings Street [*PID 015-501-973; Lot 6 Block 26 District Lot 541 Plan 210*], and
- PR 328 Hastings Holdings Ltd., Inc. No. BC122354, the registered owner of 328 West Hastings Street [*PID 004-753-241; Lot 5 Block 26 District lot 541 Plan 210*],

to rezone the lands from DD (Downtown) to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 6.00 to 8.56 to permit the development of a 12-storey, mixed-use building containing 128 secured market rental units, with at-grade commercial uses, generally as presented in the Referral Report dated May 16, 2023, entitled "CD-1 Rezoning: 314-328 West Hastings 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 Referral Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Atelier Pacific Architecture Inc., received April 28, 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 Referral 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 16, 2023, entitled "CD-1 Rezoning: 314-328 West Hastings Street", 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 in principle of the rezoning, the existing buildings known as the Tip Top Tailors Building at 314 West Hastings Street [*Lots 7 and 8 Block 26 District Lot 541 Plan 210; PIDs 002-542-137 and 002-542-129, respectively*] and the J.B Mathers Real Estate Building at 328 West Hastings Street [*Lots 5 and 6 Block 26 District Lot 541 Plan 210; PIDs 004-753-241 and 015-501-973, respectively*] (the "heritage buildings") be added to the Vancouver Heritage Register in the 'B' evaluation category.
- D. 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 May 16, 2023, entitled "CD-1 Rezoning: 314-328 West Hastings Street", be approved.

- E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Report;

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 A to E 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. 09388)

6. REZONING: 109 East 40th Avenue

An application by GMC Projects Inc. was considered as follows:

Summary: To rezone 109 East 40th Avenue from RS-1 (Residential) District to RR-3A (Residential Rental) District, to permit the development of a four-storey mixed-use market rental building with non-residential uses at grade. A height of 15.3 m (50 ft.) and a floor space ratio (FSR) of 2.50 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:

- 19 pieces of correspondence in support of the application;
- 14 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

Tonny Kiptoo, Vice President of Development, GMC Projects provided a presentation and responded to questions.

Speakers

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

The following spoke in support of the application:

- James M Bayles
- Peter Dowdy
- Luke Johnson

The following spoke in opposition of the application:

- Rose Kwok
- Alon Segev
- Dorothy Li
- Thomas Li
- Diana Panton
- Annette Berndt

The speakers list and receipt of public comments closed at 5:02 pm.

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During hearing of speakers, it was,

Moved by Councillor Carr

Seconded by Councillor Klassen

THAT Council extend past 5 pm to complete remaining item on the agenda.

CARRIED UNANIMOUSLY

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Applicant Closing Comments

Jordan Milne, President and Chief Executive Officer, GMC Projects provided closing comments on the application.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Klassen
SECONDED by Councillor Boyle

- A. THAT the application by GMC Projects Inc., on behalf of 40th Avenue Apartment Holdings Inc., the registered owner of the land located at 109 East 40th Avenue [PID 031-806-902; Lot A Block F District Lots 639 and 640 Group 1 New Westminster District Plan EPP100728], to rezone the land from RS-1 (Residential) District to RR-3A (Residential Rental) District, generally as presented in the Referral Report dated April 25, 2023, entitled "Rezoning: 109 East 40th 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 Referral 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 Referral 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 April 25, 2023, entitled "Rezoning: 109 East 40th Avenue", 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 April 25, 2023, entitled "Rezoning: 109 East 40th 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.

- D. THAT A to C 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; 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. 09389)
(Acting Mayor Fry abstained from the vote)

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Carr

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 5:19 pm.

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