



PUBLIC HEARING MINUTES

JULY 13, 2023

A Public Hearing of the City of Vancouver was held on Thursday, July 13, 2023, at 1 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:

- Mayor Ken Sim
- Councillor Rebecca Bligh
- Councillor Christine Boyle
- Councillor Adriane Carr
- Councillor Lisa Dominato
- Councillor Sarah Kirby-Yung* (Leave of Absence – Civic Business – 1 to 5 pm)
- Councillor Mike Klassen
- Councillor Peter Meiszner* (Leave of Absence – Civic Business – 6 pm to 10 pm)
- Councillor Brian Montague
- Councillor Lenny Zhou

ABSENT: Councillor Pete Fry (Leave of Absence - Civic Business)

CITY MANAGER'S OFFICE: Armin Amrolia, Deputy City Manager

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
Bonnie Kennett, 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. 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 by-laws for the following: CD-1 (759) for 3600 East Hastings Street, CD-1 (765) for 3680 East Hastings Street, CD-1 (743) for 3281-3295 East 22nd Avenue (3281 Rupert Street),

CD-1 (189) for 2149-2189 West 42nd Avenue, CD-1 (826) for 24 East Broadway and 2520 Ontario Street, the False Creek Area Development Plan for Area 10B for 1780 Fir Street, and CD-1 (432) for 950 Quebec 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.

Staff Opening Comments

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

Speakers

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

Trina Quan spoke in opposition of the application.

The speakers list and receipt of public comments closed at 1:24 pm.

Council Decision

MOVED by Councillor Carr
SECONDED by Councillor Montague

- A. THAT Council approves the application to:
 - (i) amend CD-1 (759) By-law No. 12870 for 3600 East Hastings Street to permit a wider range of commercial uses, generally as presented in Appendix A of the Referral Report dated May 30, 2023, entitled "Miscellaneous Amendments Concerning Various CD-1 By-laws";
 - (ii) amend CD-1 (765) By-law No. 12914 for 3680 East Hastings Street to permit a wider range of commercial uses, generally as presented in Appendix B of the above-noted report;
 - (iii) amend CD-1 (743) By-law No. 12675 for 3281-3295 East 22nd Avenue (3281 Rupert Street) to permit a wider range of commercial uses, generally as presented in Appendix C of the above-noted report;

- (iv) amend CD-1 (189) By-law No. 6117 for 2149-2189 West 42nd Avenue to permit a wider range of commercial uses, generally as presented in Appendix D of the above-noted report;
- (v) amend CD-1 (826) By-law No. 13478 for 24 East Broadway and 2520 Ontario Street to increase the permitted building height, generally as presented in Appendix E of the above-noted report;
- (vi) amend False Creek Area Development Plan for Area 10B By-law No. 5478 for 1780 Fir Street to amend floor area exclusions, generally as presented in Appendix F of the above-noted report;
- (vii) amend CD-1 (432) by-law No. 9088 for 950 Quebec Street to amend the site map, generally as presented in Appendix G of the above-noted report.

B. THAT A 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. 09416)
(Councillor Kirby-Yung absent for the vote)

2. CD-1 Rezoning: 2001-2025 West 41st Avenue and 5683-5687 Maple Street

An application by Panther Group was considered as follows:

Summary: To rezone 2001-2025 West 41st Avenue and 5683-5687 Maple Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with 34 secured market rental units, a private childcare facility and commercial space. A height of 23.3 m (76 ft.) and a floor space ratio (FSR) of 3.51 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:

- three pieces of correspondence in support of the application;
- one piece 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, along with staff from Engineering and Arts, Culture and Community Services, responded to questions.

Applicant Comments

The applicant team responded to questions.

Speakers

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

The following spoke in opposition of the application:

- Shaunda Moir
- Jennifer Upsdell
- Min Jun Kim

The speakers list and receipt of public comments closed at 2:09 pm.

Staff Closing Comments

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

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At 2:20 pm, the Mayor relinquished the Chair to Acting Mayor Klassen in order to provide comments and resumed the Chair at 2:21 pm.

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Council Decision

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

- A. THAT the application by Panther Group., on behalf of 1173987 B.C. Ltd., the registered owner of the lands located at:
- 2001-2003 West 41st Avenue and 5683-5687 Maple Street [*PID 010-812-954; Lot 21 of Lot C Block 5 District Lot 526 Plan 6781*];
 - 2007-2025 West 41st Avenue [*Lots 20, 19, 18, and 17 of Lot C Block 5 District Lot 526 Plan 6781; PIDs 006-280-391, 008-810-141, 004-900-561 and 004-894-936 respectively*];

to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.50 to 3.51 FSR and the maximum building height from 13.8 m (45 ft.) to 23.3 m (76 ft.), to permit the development of a six-storey mixed-use building with 34 secured market rental residential units, a private childcare facility and commercial use, generally as presented in the Referral Report dated May 30, 2023, entitled "CD-1 Rezoning: 2001-2025 West 41st Avenue and 5683-5687 Maple 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 Gustavson Wylie Architects received November 27, 2020, with revised plans received January 24, 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 May 30, 2023, entitled "CD-1 Rezoning: 2001-2025 West 41st Avenue and 5683-5687 Maple 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 of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated May 30, 2023, entitled "CD-1 Rezoning: 2001-2025 West 41st Avenue and 5683-5687 Maple Street", be approved.
- D. 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 Referral

Report dated May 30, 2023, entitled "CD-1 Rezoning: 2001-2025 West 41st Avenue and 5683-5687 Maple 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 CD-1 By-law.

- E. THAT A to D 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. 09417)
(Councillor Kirby-Yung absent for the vote)

3. CD-1 Rezoning: 618 West 32nd Avenue

An application by Liveable City Planning Ltd. was considered as follows:

Summary: To rezone 618 West 32nd Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey, strata-titled residential building. A height of 21.7 m (71 ft.) with additional height for a rooftop amenity and a floor space ratio (FSR) of 2.45 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:

- three 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 responded to questions.

Speakers

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

The following spoke in opposition of the application:

- Monique Choptuik
- Erica Nugent

The speakers list and receipt of public comments closed at 2:54 pm.

Applicant Closing Comments

The applicant team provided brief comments regarding affordability.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Meiszner
SECONDED by Councillor Montague

- A. THAT the application by Liveable City Planning Ltd., on behalf of 618 West 32nd Holdings Ltd., the registered owner of the land located at 618 West 32nd Avenue [*PID 008-150-401; Lot 6 Block 819 District Lot 526 Plan 7221*] to rezone the land from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, for a six-storey strata-titled residential building containing 25 units, and increase the floor space ratio (FSR) from 0.70 to 2.45 and the maximum building height from 10.7 m (35 ft.) to 21.7 m (71 ft.) to the top of the parapet and 25.4 m (83 ft.) to the top of the rooftop amenity and appurtenances, generally as presented in the Referral Report dated May 16, 2023, entitled "CD-1 Rezoning: 618 West 32nd 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 Iredale Architecture, received April 18, 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 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: 618 West 32nd 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. 09418)
(Councillor Kirby-Yung absent for the vote)

4. CD-1 Rezoning: 1961-1995 East Broadway and 2465 Semlin Drive

An application by Urban Solutions Architecture Ltd. was considered as follows:

Summary: To rezone 1961-1995 East Broadway and 2465 Semlin Drive from RT-5N (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with 73 strata-titled residential units and commercial space at grade. A height of 21.6 metres (71 feet) with additional height for a rooftop amenity and a floor space ratio (FSR) of 3.00 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.

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At this point in the proceedings, it was,

*MOVED by Councillor Montague
SECONDED by Councillor Zhou*

THAT the presentation for item 4. CD-1 Rezoning: 1961-1995 East Broadway and 2465 Semlin Drive be waived.

CARRIED UNANIMOUSLY

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Speakers

The 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 3:08 pm.

Council Decision

MOVED by Councillor Montague
SECONDED by Councillor Klassen

- A. THAT the application by Urban Solutions Architecture Ltd. on behalf of:
- 1131351 B.C. Ltd¹, the registered owner of 1967-1995 East Broadway and 2465 Semlin Drive [*Lots 33 to 36 of Lot C Block 152 District Lot 264A Plans 442 and 1771; PIDs 005-023-041, 007-997-078, 015-278-166 and 015-278-174 respectively*]; and
 - Ernesto and Fortuna Flores, the registered owners of 1961 East Broadway [*PID 015-278-158; Lot 32 of Lot C Block 152 District Lot 264A Plans 442 and 1771*];

to rezone a consolidation of the lands from RT-5N (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 3.00 and the maximum building height from 10.7 m (35 ft.) to 21.6 m

¹ Beneficially owned and controlled by Philip Shih-Han Chou

(71 ft.), to permit the development of a six-storey mixed-use building containing 73 strata-titled residential units and at-grade commercial uses, be approved in principle;

FURTHER THAT the draft CD-1 By law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 30, 2023, entitled "CD-1 Rezoning: 1961-1995 East Broadway and 2465 Semlin Drive", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Urban Solutions Architecture Ltd., received May 27, 2022 and a revision received October 25, 2022, provided the Director of Planning may allow minor alteration 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 CD-1, generally as set out in Appendix C of the Referral Report dated May 30, 2023, entitled "CD-1 Rezoning: 1961-1995 East Broadway and 2465 Semlin Drive", be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated May 30, 2023, entitled "CD-1 Rezoning: 1961-1995 East Broadway and 2465 Semlin Drive";

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.

- 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. 09419)
(Councillor Kirby-Yung absent for the vote)

5. False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and Consequential CD-1 By-law Amendments

An application by the General Manager of Planning, Urban Design and Sustainability was considered as follows:

Summary: To amend the False Creek North Official Development Plan (FCN ODP) to add residential floor area for the delivery of social housing development. Consequential amendments to CD-1 (324) for 800-1100 Pacific Boulevard are proposed to increase the permitted residential floor area and maximum building heights. Further consequential amendments to CD-1 (366) for 500 Pacific Street, CD-1 (422) for 900 Pacific Boulevard, CD-1 (266) for 1100, 1200, 1300 Blocks Pacific Boulevard, and CD-1 (297) for 1200-1300 Pacific Boulevard South are also proposed.

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

Council had before it a memorandum from the General Manager, Planning, Urban Design and Sustainability dated June 27, 2023, entitled “False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments – Correction to By-law to amend CD-1 (366) By-law No. 7675”, which provided a correction to reflect the proposed additional density outlined in the Referral Report dated May 30, 2023, entitled “False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and Consequential CD-1 By-law Amendments”.

Table 1a in Section 5.2 of Appendix D of the above-noted report was updated as follows:

| Sub-area | Maximum Floor Area for Residential Uses |
|----------|--|
| A | 8 613 m ² |
| B | 10 200 m ² |
| C | 5-200 m ² - 7600 m ² |

The above-noted memorandum is intended for information only as the posted draft by-law contains the correction identified.

Council also had before it a memorandum from the General Manager, Planning, Urban Design and Sustainability dated July 12, 2023, entitled “Yellow Memo – False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and consequential CD-1 By-law amendments – Addition to Appendix B (Conditions of Approval)”, where the Director of Real Estate Services amended the Master Transaction Agreement (“MTA”) referred to in the Referral Report dated May 30, 2023, entitled “False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and Consequential CD-1 By-law Amendments”, to adjust the dates on which ownership of 450 Pacific Street, 990 Beatty Street and 1050 Expo Boulevard (“the City sites”) would be transferred from Concord to the City.

As a result of the amendment to the MTA, it was recommended by the General Manager, Planning, Urban Design and Sustainability that an additional condition of enactment to

Appendix B (Conditions of Approval) of the above-noted report, be added to ensure the transfer of ownership of these three sites to the City occurs prior to the enactment of the regulatory amendments that would remove the social housing requirement on the other three sites to be retained by Concord.

RECOMMENDATION

THAT the following additional condition of enactment be added to Appendix B of the Referral Report dated May 30, 2023, entitled “False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and Consequential CD-1 By-law Amendments”, under Conditions of Approval:

“ 1.11 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services for the transfer of ownership of the City Sites from Concord to the City such that the City is the registered owner in fee simple of the City Sites, being:

- 450 Pacific Street [PID 024-633-895; Lot 274 Plan LMP43683 New Westminster District Lot False Creek];
- 1050 Expo Boulevard [PID 018-557-694; Lot 232 Plan LMP13010 New Westminster District Lot False Creek]; and
- 990 Beatty Street [PID 025-648-021; Lot 292 Plan BCP5364 New Westminster District Lot False Creek];”

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:

- 851 pieces of correspondence in support of the application;
- 58 pieces of correspondence in opposition to the application; and
- four pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

The General Manager, Planning, Urban Design and Sustainability and staff from Urban Design and Sustainability provided a presentation and, along with staff from Real Estate, Environment and Facilities Management and Vancouver Fire and Rescue Services responded to questions.

Speakers

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

The following spoke in support of the application:

- Chengyan Boon

- Russil Wvong
- Helen Lui

The following spoke in opposition of the application:

- Rob Klovance
- Jun Liu
- Rohana Rezel
- Daniela Elza
- Robert Renger
- Guy Cooper
- Todd Pappas
- Toktam Banaee
- Peter Cox
- Mike Rondpre
- Anka Raj
- Trina Quan
- Ethan Arnowitz
- Iman Hosseini

The following provided general comments on the application:

- Jonathan Jedwab

* * * * *

During the hearing of speakers, it was

*MOVED by Councillor Carr
SECONDED by Council Montague*

THAT Council extend the meeting past 5 pm in order to hear from speakers and recess and reconvene at 6 pm to complete the agenda.

amended

*AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague*

THAT Council extend the meeting in order to hear from speakers to 5:15 pm.

carried

*AMENDMENT TO THE AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor Boyle*

THAT Council extend the meeting to finish the agenda.

LOST

(Councillors Bligh, Carr, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

The amendment to the amendment having lost, the amendment was put and CARRIED with

Councillor Dominato opposed. The motion as amended was then put and CARRIED UNANIMOUSLY.

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

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Council recessed at 5:03 pm and reconvened at 6:02 pm.

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Staff Closing Comments

Staff from Planning, Urban Design and Sustainability, Vancouver Fire and Rescue Services, and Arts, Culture and Community Services responded to additional questions.

Council Decision

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

- A. THAT the application by the General Manager of Planning, Urban Design and Sustainability to amend the False Creek North Official Development Plan By-law No. 6650, to permit the development of at minimum 661 units of social housing be approved in principle;

FURTHER THAT the draft False Creek North Official Development Plan amendments, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 30, 2023, entitled "False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and Consequential CD-1 By-law Amendments", be approved in principle.

- B. THAT, subject to approval of the amended False Creek North Official Development Plan By-law referenced in A above, draft amendments to CD-1 (324) By-law No. 7248 for 800-1100 Pacific Boulevard, CD-1 (366) By-law No. 7675 for 500 Pacific Street, and CD-1 (422) By-law No. 8896 for 900 Pacific Boulevard, be prepared for the Public Hearing in accordance with Appendices C, D, and E respectively of the Referral Report dated May 30, 2023, entitled "False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and Consequential CD-1 By-law Amendments", be approved in principle.
- C. THAT, subject to approval of the amended CD-1 By-laws referenced in B above, draft amendments to CD-1 (266) By-law No. 6757 for 1100, 1200, 1300 Blocks Pacific Boulevard, and CD-1 (297) By-law No. 7156 for 1200-1300 Pacific Boulevard South, and the Parking By-law No. 6058, be prepared for the

Public Hearing in accordance with Appendix F of the Referral Report dated May 30, 2023, entitled “False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and Consequential CD-1 By-law Amendments”, be approved in principle.

FURTHER THAT the following additional condition of enactment be added to Appendix B of the Referral Report dated May 30, 2023, entitled “False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and Consequential CD-1 By-law Amendments”, under Conditions of Approval:

“ 1.11 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services for the transfer of ownership of the City Sites from Concord to the City such that the City is the registered owner in fee simple of the City Sites, being:

- 450 Pacific Street [PID 024-633-895; Lot 274 Plan LMP43683 New Westminster District Lot False Creek];
- 1050 Expo Boulevard [PID 018-557-694; Lot 232 Plan LMP13010 New Westminster District Lot False Creek]; and
- 990 Beatty Street [PID 025-648-021; Lot 292 Plan BCP5364 New Westminster District Lot False Creek];”.

- D. THAT, subject to approval of the amended CD-1 By-laws referenced in B above, amendments to the Quayside Neighbourhood CD-1 Guidelines and Beach Neighbourhood CD-1 Guidelines (500 and 600 Pacific Street) in accordance with Appendices H and I respectively of the Referral Report dated May 30, 2023, entitled “False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and Consequential CD-1 By-law Amendments”, be approved.
- E. THAT subject to approval in principle of the application and the Housing Agreements described in Appendix B of the Referral Report dated May 30, 2023, entitled “False Creek North Social Housing Delivery: Amendments to the False Creek North Official Development Plan and Consequential CD-1 By-law Amendments”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for sites located at 450 Pacific Street, 1050 Expo Boulevard, and 990 Beatty Street, 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.
- F. THAT A to E 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. 09420)
(Councillor Meiszner absent for the vote)

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillor Meiszner absent for the vote)

The Public Hearing adjourned at 6:22 pm.

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