



## PUBLIC HEARING MINUTES

SEPTEMBER 28, 2023

A Public Hearing of the City of Vancouver was held on Thursday, September 28, 2023, at 1:11 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:** Deputy Mayor Lisa Dominato  
Councillor Rebecca Bligh  
Councillor Christine Boyle  
Councillor Adriane Carr  
Councillor Pete Fry  
Councillor Mike Klassen  
Councillor Peter Meiszner\*  
Councillor Brian Montague  
Councillor Lenny Zhou

**ABSENT:** Mayor Ken Sim (Leave Of Absence - Personal Business)  
Councillor Sarah Kirby-Yung

**CITY CLERK'S OFFICE:** Lesley Matthews, Acting Deputy City Clerk  
Alyse Stewart, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### 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 staff who work hard every day to help make our city an incredible place to live, work, and play.

Before the start of the meeting, the first order of business called by Deputy Mayor Dominato was the election of an interim Chair. Council agreed to have Councillor Klassen be the interim chair in the absence of the Mayor, Acting Mayor and Deputy Mayor at the meeting from 4 pm onwards.

### 1. Rezoning: 2560-2580 Trafalgar Street

An application by Urban West Architecture Inc. was considered as follows:

Summary: To rezone 2560-2580 Trafalgar Street from RS-7 (Residential) District to RR-

2A (Residential Rental) District, to permit the development of a four-storey market rental building. A height of 13.7 m (45 ft.) and a floor space ratio (FSR) of 2.00 are proposed.

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

Council also had before it a memorandum from the General Manager, Planning, urban Design and Sustainability, dated September 8, 2023, entitled, "Yellow Memorandum - Rezoning: 2560-2580 Trafalgar Street – Conditions of Approval in Appendix B". The memorandum highlighted that staff were to consider conditions and compliance with the amendments to the Green Buildings Policy for Rezoning and the Rezoning Policy for Sustainable Large Developments that were approved by Council back on July 25, 2023. The above-noted memo was attached and formed part of the September 28, 2023, Public Hearing agenda package. No further action was required by Council.

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

### **Speakers**

The Deputy 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 1:25 pm.

### **Staff Closing Comments**

Staff from Planning, Urban Design and Sustainability, responded to questions and made note of the yellow memo to Council, dated September 8, 2023, entitled, "Yellow Memorandum - Rezoning: 2560-2580 Trafalgar Street – Conditions of Approval in Appendix B", intended for information only and did not require action from Council.

### **Council Decision**

MOVED by Councillor Carr  
SECONDED by Councillor Montague

- A. THAT the application by Urban West Architecture Inc., on behalf of:

- 1406954 B.C. LTD., the registered owner of 2560 Trafalgar Street [PID 007-048-572; Lot 1 Block 340A District Lot 526 Plan 18951], and
- Rajinder Singh Sran and Mandeep Singh Jhattu, the registered owners of 2580 Trafalgar Street [PID 007-048-581; Lot 2 Block 340A District Lot 526 Plan 18951],

to rezone the lands from RS-7 (Residential) District to RR-2A (Residential Rental) District, generally as presented in the Report dated July 11, 2023, entitled "Rezoning: 2560-2580 Trafalgar 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 Report dated July 11, 2023, entitled "Rezoning: 2560-2580 Trafalgar 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 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; 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. 09500)

## **2. Rezoning: 6333-6369 Yukon Street**

An application by B+H Architects was considered as follows:

Summary: To rezone 6333-6369 Yukon Street from RS-1 (Residential) District to RM-8A (Residential) District, to allow for a townhouse or rowhouse development with a maximum floor space ratio (FSR) of 1.20.

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

Council also had before it a memorandum from the General Manager, Planning, Urban Design and Sustainability, dated September 8, 2023, entitled, "Yellow Memorandum - Rezoning: 6333-6369 Yukon Street – Conditions of Approval in Appendix B". The memorandum highlighted that staff were to consider conditions and compliance with the amendments to the Green Buildings Policy for Rezoning and the Rezoning Policy for Sustainable Large Developments, that were approved by Council back on July 25, 2023. The above-noted memo was attached and formed part of the September 28, 2023, Public Hearing agenda package. No further action was required by Council.

### **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.

### **Speakers**

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

The following provided general comments on the application:

- Peter Wang

The speakers list and receipt of public comments closed at 1:38 pm.

### **Staff Closing Comments**

Staff from Planning, Urban Design and Sustainability, responded to questions and made note of the yellow memo to Council, dated September 8, 2023, entitled, "Yellow Memorandum - Rezoning: 6333-6369 Yukon Street – Conditions of Approval in Appendix B", intended for information only and did not require action from Council.

## Council Decision

MOVED by Councillor Meiszner  
SECONDED by Councillor Klassen

- A. THAT the application by B+H Architects on behalf of Cielle Yukon BT Ltd. the registered owner of the lands located at 6333-6369 Yukon Street [*Lot 15, 14, and 13 of Lot 2 Block 999 District Lot 526 Plan 5531; PIDs 011-138-637, 011-138-629, and 011-138-611 respectively*] to rezone the lands from RS-1 (Residential) District to RM-8A (Residential) District, generally as presented in the Report dated July 11, 2023, entitled "Rezoning: 6333-6369 Yukon 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 of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Report, dated July 11, 2023, entitled "Rezoning: 6333-6369 Yukon 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.

- 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. 09501)

**3. CD-1 (818) Text Amendment: 120-150 West Georgia Street, 720-770 Beatty Street and 701 Expo Boulevard (Formerly 720 Beatty Street and 701 Expo Boulevard)**

An application by Creative Energy Vancouver Platforms was considered as follows:

Summary: To amend CD-1 (Comprehensive Development) District (818) to include Transportation and Storage uses, limited to Bulk Data Storage, and to increase the permitted floor area from 61,602 sq. m to 63,194 sq. m.

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 Deputy 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 2:01 pm.

**Council Decision**

MOVED by Councillor Carr  
SECONDED by Councillor Montague

- A. THAT the application by Creative Energy Vancouver Platforms, Inc., the registered owner of the lands located at 120-150 West Georgia Street, 720-770 Beatty Street and 701 Expo Boulevard [*PID 031-712-983; Lot 1 False Creek and Block 49 District Lot 541 Group 1 New Westminster District Plan EPP106901*] to amend the text of CD-1 (Comprehensive Development) District (818) By-law No. 13399, to include Transportation and Storage uses, limited to Bulk Data Storage, and to increase the permitted floor area to 59,233 sq. m for sub-area A and 3,961 sq. m for sub-area B, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1(818) By-law No. 13399, prepared for the Public Hearing in accordance with Appendix A of the Report, dated July 11, 2023, entitled "CD-1 (818) Text Amendment: 120-150 West

Georgia Street, 720-770 Beatty Street and 701 Expo Boulevard (Formerly 720 Beatty Street and 701 Expo Boulevard”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by HCMS Architecture + Design, received March 14, 2023, 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 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; 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. 09502)  
(Councillor Meiszner absent for the vote)

## **ADJOURNMENT**

MOVED by Councillor Klassen  
SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY  
(Councillor Meiszner absent for the vote)

The Public Hearing adjourned at 2:02 pm.

\* \* \* \* \*