



## PUBLIC HEARING MINUTES

NOVEMBER 16, 2023

A Public Hearing of the City of Vancouver was held on Thursday, November 16, 2023, at 1:07 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 Christine Boyle  
Councillor Rebecca Bligh  
Councillor Adriane Carr  
Councillor Lisa Dominato  
Councillor Mike Klassen  
Councillor Brian Montague  
Councillor Lenny Zhou

**ABSENT:**

Mayor Ken Sim  
Councillor Pete Fry (Leave of Absence – Civic Business)  
Councillor Sarah Kirby-Yung (Leave of Absence – Civic Business)  
Councillor Peter Meiszner (Leave of Absence – Personal Reasons)

**CITY CLERK'S OFFICE:**

Lesley Matthews, Acting Deputy City Clerk  
Rowena Choi, 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: 3529-3589 Arbutus Street & 2106 West 19th Avenue**

An application by Andrew Cheung Architects, Inc. was considered as follows:

Summary: To rezone 3529-3589 Arbutus Street and 2106 West 19th Avenue from R1-1 (Residential) District to RR-2B (Residential Rental) District, to permit the development of a five-storey rental building. A height of 16.8 m (55 ft.) and a floor space ratio (FSR) of 2.40 are proposed.

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

Council also had before it a memorandum from the Acting General Manager, Planning, Urban Design and Sustainability dated November 9, 2023, entitled “Rezoning: 3529-3589 Arbutus Street and 2106 West 19th Avenue – Amendment to proposed By-law and Subdivision By-law”, which noted on October 17, 2023, Council approved amendments to the Zoning and Development By-law that consolidated nine RS residential zones by rezoning areas zoned RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6 and RS7 to a new R1-1 Residential Inclusive zone. Accordingly, all references to rezoning areas zoned RS-1 have been updated to reflect the change in zoning to the new R1-1 Residential Inclusive Zone.

### **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.

### **Staff Opening Comments**

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

### **Speakers**

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

The following spoke in favour of the application:

- Armaan Chung
- Saru Aggarwal

The speakers list and receipt of public comments closed at 1:39 pm.

### **Council Decision**

MOVED by Councillor Carr  
SECONDED by Councillor Dominato

- A. THAT the application by Andrew Cheung Architects Inc., on behalf of DXX Investments Ltd., the registered owners of the lands located at:
  - 3529-3589 Arbutus Street [*Lots 10 to 13 Block 531 District Lot 526 Plan 4998; PIDs 010-724-559, 011-259-671, 007-550-341, 011-259-698 respectively*];
  - 2106 West 19th Avenue [*Lot 9 Block 531 District Lot 526 Plan 4998; PID 011-259-655*];

to rezone the lands from R1-1 (Residential) District to RR-2B (Residential Rental) District, generally as presented in the Referral Report dated October 3, 2023, entitled "Rezoning: 3529-3589 Arbutus Street and 2106 West 19th 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 October 3, 2023, entitled "Rezoning: 3529-3589 Arbutus Street and 2106 West 19th 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 October 3, 2023, entitled "Rezoning: 3529-3589 Arbutus Street and 2106 West 19th 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 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. 09659)

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*Following the conclusion for Item 1. Rezoning: 3529-3589 Arbutus Street & 2106 West 19th Avenue, Acting Mayor Boyle who was attending electronically called for the election of an interim Chair to assist in better streamlining the Public Hearing. Council agreed to have Councillor Dominato be the interim chair in the absence of the Mayor and Deputy Mayor.*

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## **2. Rezoning: 6065-6075 Collingwood Place**

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

Summary: To rezone 6065-6075 Collingwood Place from R1-1 (Residential) District to RR-2B (Residential Rental) District, to permit the development of a five-storey rental building. A height of 16.8 m (55 ft.) and a floor space ratio (FSR) of 2.40 are proposed.

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

Council also had before it a memorandum from the Acting General Manager, Planning, Urban Design and Sustainability dated October 16, 2023, entitled “Rezoning: 6065-6075 Collingwood Place – Report Summary”, which addresses an error identified in the report summary of the Referral Report dated August 29, 2023, entitled “Rezoning: 6065-6075 Collingwood Place”. Accordingly, the amendment to the report summary of the above-noted report adjusts the estimated number of secured market rental units from 34 units to 94 units.

Additionally, Council also had before it a memorandum from the Acting General Manager, Planning, Urban Design and Sustainability dated November 9, 2023, entitled “Rezoning: 6065-6075 Collingwood Place – Amendment to proposed By-law and Subdivision By-law”, which noted on October 17, 2023, Council approved amendments to the Zoning and Development By-law that consolidated nine RS residential zones by rezoning areas zoned RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6 and RS7 to a new R1-1 Residential Inclusive zone. Accordingly, all references to rezoning areas zoned RS-1 have been updated to reflect the change in zoning to the new R1-1 Residential Inclusive Zone.

Furthermore, Council also had before it a memorandum from the Acting General Manager, Planning, Urban Design and Sustainability dated November 15, 2023, entitled “Rezoning: 6065-6075 Collingwood Place – Conditions of Approval”, which recommends an additional condition of approval which was not included in the above-noted report at the time of referral to public hearing. The proposed enactment condition is to the Engineering section of Appendix B, Part 2 of the above-noted report as follows:

### **Additional Engineering Condition**

2.10. Provision of all vehicular and loading access off West 44th Avenue.

## **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.

- 214 pieces of correspondence in support of the application; and
- 9 pieces of correspondence in opposition to the application.

## **Staff Opening Comments**

Staff from Planning, Urban Design and Sustainability provided a presentation and along with Staff from Engineering Services, responded to questions.

## **Applicant Opening Comments**

The applicant provided opening comments and responded to questions.

## **Speakers**

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

The following spoke in favour of the application:

- Christina Cao
- Kenneth Jiang
- Russil Wvong
- Saru Aggarwal
- Peter Dowdy
- Jenna Homan
- Ty Javos
- Olha Onyshchenko
- Courtney Vye

The following spoke in opposition of the application:

- Alan Kenney
- Brian Fulton

The following provided general comments on the application:

- Marc White
- Drishti Khatwani

The speakers list and receipt of public comments closed at 2:59 pm.

## Staff Closing Comments

Staff from Planning, Urban Design and Sustainability and Staff from Engineering Services responded to additional questions from Council and noted that all approvals in principle on this item are to be in accordance to the three yellow memorandums entitled “Rezoning: 6065-6075 Collingwood Place – Report Summary”, dated October 16, 2023; “Rezoning: 6065-6075 Collingwood Place – Amendment to proposed By-law and Subdivision By-law”, dated November 9, 2023; and “Rezoning: 6065-6075 Collingwood Place – Conditions of Approval”, dated November 15, 2023.

## Council Decision

MOVED by Councillor Klassen  
SECONDED by Councillor Boyle

A. THAT the application, by Strand Holdings Ltd., on behalf of:

- James Stephen Lebedovich and Silse Eileen Lebedovich, the registered owners of 6065 Collingwood Place [*PID 009-858-067; Lot 8 Block 4 District Lot 2027 Plan 8976*]; and
- Joanne Wong, the registered owner of 6075 Collingwood Place [*PID 009-858-075; Lot 9 Block 4 District Lot 2027 Plan 8976*];

to rezone the lands from R1-1 (Residential) District to RR-2B (Residential Rental) District, generally as presented in the Referral Report dated August 29, 2023, entitled “Rezoning: 6065-6075 Collingwood Place”, 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 August 29, 2023, entitled “Rezoning: 6065-6075 Collingwood Place”, 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 August 29, 2023, entitled “Rezoning: 6065-6075 Collingwood Place”;

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; 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. 09660)

#### **ADJOURNMENT**

MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 3:21 pm.

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