



PUBLIC HEARING MINUTES

DECEMBER 12, 2023

A Public Hearing of the City of Vancouver was held on Tuesday, December 12, 2023, at 6:06 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 Pete Fry
- Councillor Sarah Kirby-Yung
- Councillor Mike Klassen
- Councillor Peter Meiszner
- Councillor Brian Montague
- Councillor Lenny Zhou

CITY CLERK'S OFFICE:

- Tina Penney, Deputy City Clerk
- Bonnie Kennett, Meeting Coordinator

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. **Industrial Modernization and Intensification Framework – Amendments to the Zoning and Development By-law**

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

Summary: To amend the I-2 District Schedule and Section 2 Definitions of the Zoning and Development By-law to support the implementation of the Vancouver Plan and the City's Employment Lands and Economy Review. The amendments seek to:

- Improve flexibility and modernize permitted uses;
- Remove barriers and encourage the provision of artist studios - class B to provide more opportunities for artists in industrial areas; and

- Align regulations, remove outdated clauses and correct unintended errors.

The General Manager, 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
- one piece of correspondence dealing with other aspects of the application.

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At this point in the proceedings, it was,

*MOVED by Councillor Montague
SECONDED by Councillor Zhou*

THAT Council waive the presentation for Item 1. Industrial Modernization and Intensification Framework – Amendments to the Zoning and Development By-law;

FURTHER THAT Council receive a copy of the above-noted presentation.

CARRIED UNANIMOUSLY

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Staff Opening Comments

Staff from Planning, Urban Design and Sustainability responded to questions and noted two typographical errors in Appendix A, Sections 2(a) and 7(a) of the Draft Amending By-law of the Referral Report dated October 31, 2023, entitled “Industrial Modernization and Intensification Framework – Amendments to the Zoning and Development By-law”.

Speakers

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

The following spoke in support of the application:

- Julian Ward
- Louise Schwarz

The speakers list and receipt of public comments closed at 6:30 pm.

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Montague

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to facilitate industrial modernization and intensification generally as presented in Appendix A of the Referral Report dated October 31, 2023, entitled “Industrial Modernization and Intensification Framework – Amendments to the Zoning and Development By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law generally as presented in Appendix A including the correction to two typographical errors listed in Sections 2(a) and 7(a) of the Draft Amending By-law”, of the above-noted report and read as follows:

Section 2 (a) of the Amending By-law:

“The use of premises for the production of:

(a) performing arts including drama, dance and live music involving electronically amplified sound;”

Section 7(a) of the Amending By-law:

“(a) in section 3.1.2.4(a), strikes out “6.0” and substitutes “6.1”.”

- B. THAT A above be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any 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 any rezoning by-laws; 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. 09724)

2. Rezoning: 692 West 30th Avenue

An application by the Paramax Homes was considered as follows:

Summary: To rezone 692 West 30th Avenue from R1-1 (Residential Inclusive) District to RM-8A (Multiple Dwelling) District, to permit a townhouse development with a maximum floor space ratio (FSR) of 1.20.

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

Summary of Correspondence

One piece 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.

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At this point in the proceedings, it was,

*MOVED by Councillor Montague
SECONDED by Councillor Zhou*

THAT Council waive the presentation for Item 2. Rezoning: 692 West 30th Avenue.

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 6:39 pm.

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At this point in the proceedings, it was

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

THAT Council reopen the speakers list and receipt of public comments to allow a member of the public to provide comments.

CARRIED UNANIMOUSLY

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Vaughan Evans provided comments dealing with other aspects of the application.

The Mayor called for any further speakers and there were none.

The speakers list and receipt of public comments closed at 6:48 pm.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Zhou
SECONDED by Councillor Montague

- A. THAT the application by Paramax Homes, on behalf of Gurjeet Singh Tiwana, the registered owner of the lands located at 692 West 30th Avenue [PID 010-691-162; Lot 1 Block 779 District Lot 526 Plan 7206], to rezone the lands from R1-1 (Residential Inclusive) District to RM-8A (Residential) District, generally as presented in the Referral Report dated October 31, 2023, entitled "Rezoning: 692 West 30th 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 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 31, 2023, entitled "Rezoning: 692 West 30th 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.

- 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 bylaw 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. 09725)

3. Rezoning: 688 West 29th Avenue

An application by Paramax Homes was considered as follows:

Summary: To rezone 688 West 29th Avenue from R1-1 (Residential Inclusive) District to RM-8A (Multiple Dwelling) District, to permit a townhouse development with a

maximum floor space ratio (FSR) of 1.20.

The General Manager, 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.

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At this point in the proceedings, it was,

*MOVED by Councillor Meizner
SECONDED by Councillor Montague*

THAT Council waive the presentation for Item 3. Rezoning: 688 West 29th Avenue.

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 7:01 pm.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

- A. THAT the application by Paramax Homes, on behalf of Vertical Ventures Inc., the registered owner of the lands located at 688 West 29th Avenue [*PID 010-730-702; Lot 2 Block 759* District Lot 526 Plan 7115], to rezone the lands from R1-1 (Residential Inclusive) District to RM-8A (Residential) District, generally as presented in the Referral Report dated October 31, 2023, entitled "Rezoning: 688 West 29th 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 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 31, 2023, entitled “Rezoning: 688 West 29th 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.

- 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. 09726)

4. CD-1 Rezoning: 4711-4787 Cambie Street

An application by Mosaic Homes was considered as follows:

Summary: To rezone 4711-4787 Cambie Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey, strata-titled residential buildings. A floor space ratio (FSR) of 2.65 and a height of 23.6 m (77.4 ft.) and are proposed.

The General Manager, 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 Interim Director of Planning, Planning, Urban Design and Sustainability dated December 8, 2023, entitled “CD-1 Rezoning: 4711-4787 Cambie Street – Appendix B Correction”, which addressed a cross-referencing error in the Referral Report dated October 31, 2023, entitled “CD-1 Rezoning: 4711-4787 Cambie Street”. The memo contained the corrected condition in Section 2.4 of Part 2 of Appendix B of the above-noted report and formed part of the December 12, 2023, Public Hearing agenda package.

Summary of Correspondence

Two pieces of correspondence dealing with other aspects of the application was received since referral to Public Hearing and prior to the close of the speakers list and receipt of public comments.

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At this point in the proceedings, it was,

*MOVED by Councillor Dominato
SECONDED by Councillor Montague*

THAT Council waive the presentation for Item 4. CD-1 Rezoning: 4711-4787 Cambie Street.

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 7:11 pm.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability provided closing comments and noted the Yellow Memorandum making a correction to a cross referencing error in Section 2.4 of Part 2 of Appendix B of the Referral Report dated October 31, 2023, entitled "CD-1 Rezoning: 4711-4787 Cambie Street".

Council Decision

MOVED by Councillor Bligh
SECONDED by Councillor Montague

- A. THAT the application by Mosaic Homes, on behalf of Mosaic Flora and Fauna Holdings Ltd., the registered owner of the lands located at 4711-4787 Cambie Street [*Lots 6 to 9 of Block 799 District Lot 526 Plan 7221; PIDs 010-766-197, 010-766-219, 010-766-235, and 010-766-286, respectively*] to rezone from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.70 to 2.65 and the maximum building height from 11.5 m (37.7 ft.) to 23.6 m (77.4 ft.) to permit the development of two six-storey residential buildings with 114 strata-titled residential units, generally as presented in the Referral Report dated October 31, 2023, entitled "CD-1 Rezoning: 4711-4787 Cambie 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 in plans by Ciccozzi Architecture, received September 29, 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, noting Section 2.4 of Part 2 of Appendix B of the same report be updated to read as follows:

2.4 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.5 (a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement

- 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 October 31, 2023, entitled "CD-1 Rezoning: 4711-4787 Cambie 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 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. 09727)

5. CD-1 Rezoning: 8120-8168 Lord Street and 540 West 65th Avenue

An application by the Francl Architecture Inc. was considered as follows:

Summary: To rezone 8120-8168 Lord Street and 540 West 65th Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey residential buildings consisting of 146 secured-market rental units, of which five units would be below-market rental. A floor space ratio (FSR) of 2.88 and a height of 20.7 m (68 ft.) with additional height for a rooftop amenity and mechanical appurtenances are proposed.

The General Manager, 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.

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At this point in the proceedings, it was,

*MOVED by Councillor Bligh
SECONDED by Councillor Klassen*

THAT Council waive the presentation for Item 5. CD-1 Rezoning: 8120-8168 Lord Street and 540 West 65th Avenue.

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 7:23 pm.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Zhou
SECONDED by Councillor Montague

- A. THAT the application by Francl Architecture Inc., on behalf of Lord Street Holdings Ltd., the registered owner of the lands located at 8120-8168 Lord Street and 540 West 65th Avenue [*Lots 13 to 18 of Lot X Blocks 1 and 2 District Lot 311 Plan 8548; PIDs 010-042-784, 005-405-181, 010-042-831, 010-042-881, 010-042-911, and 010-042-946*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 0.70 to 2.88 and the maximum building height from 11.5 m (38 ft.) to 20.7 m (68 ft.), to permit the development of two six-storey residential buildings containing 146 secured rental units, of which five units will be secured as below-market rental units, generally as presented in the Referral Report dated October 31, 2023, entitled "CD-1 Rezoning: 8120-8168 Lord Street and 540 West 65th 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 Francl Architecture Inc., received October 7, 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated October 31, 2023, entitled "CD-1 Rezoning: 8120-8168 Lord Street and 540 West 65th Avenue" 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 Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated October 31, 2023, entitled "CD-1 Rezoning: 8120-8168 Lord Street and 540 West 65th 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.

- 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. 09728)

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:26 pm.

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