



## **PUBLIC HEARING MINUTES**

**FEBRUARY 29, 2024**

A Public Hearing of the City of Vancouver was held on Thursday, February 29, 2024, at 6:08 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 Brian Montague  
Councillor Rebecca Bligh  
Councillor Christine Boyle  
Councillor Adriane Carr  
Councillor Lisa Dominato  
Councillor Pete Fry  
Councillor Sarah Kirby-Yung  
Councillor Lenny Zhou

**ABSENT:**

Mayor Ken Sim (Leave of Absence – Civic Business)  
Councillor Mike Klassen (Leave of Absence – Personal Reasons)  
Councillor Peter Meiszner (Leave of Absence – Civic Business)

**CITY CLERK'S OFFICE:**

Lesley Matthews, Acting Deputy City Clerk  
Rowena Choi, Meeting Coordinator

### **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.  
Permanent

#### **1. Rezoning: 2726-2734 West 16th Avenue**

An application by Studio One Architecture Inc. was considered as follows:

Summary: To rezone 2726-2734 West 16th Avenue from RT-2 (Residential) District to RR-2B (Residential Rental) District, to permit the development of a five-storey rental building. A floor space ratio (FSR) of 2.40 and height of 16.8 m (55 ft.) 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 February 20, 2024, entitled “Rezoning: 2726-2734 West 16th Avenue – DCL Waiver”, which noted on January 23, 2024, Council referred the above-mentioned rezoning application to a Public Hearing. This application was eligible for a waiver of the City-wide DCLs, however the applicant elected not to seek the waiver prior to the referral report being written. After referral, the applicant indicated that they have chosen to take the DCL waiver.

Subsequently, planning staff recommended that changes be made to Section 6; Part 2: Conditions of Bylaw Enactment of Appendix B; and Appendix E of the Referral Report dated November 28, 2023, entitled “Rezoning: 2726-2734 West 16th Avenue”, as outlined in the above-noted memorandum.

### **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.

- 5 pieces of correspondence in support of the application;
- 11 pieces of correspondence in opposition to the application; and
- 1 piece of correspondence regarding other aspects related to the application.

### **Staff Opening Comments**

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

### **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 6:30 pm.

### **Staff Closing Comments**

Staff from Planning, Urban Design and Sustainability provided closing comments and noted that all approvals in principle on this application are to be in accordance with the yellow memorandum entitled “Rezoning: 6065-6075 Collingwood Place – Report Summary”, dated October 16, 2023; “Rezoning: 2726-2734 West 16th Avenue – DCL Waiver”, dated February 20, 2024.

## Council Decision

MOVED by Councillor Fry

SECONDED by Councillor Kirby-Yung

- A. THAT the application by Studio One Architecture Inc. on behalf of Papigon Holdings Ltd., the registered owner of the lands located at 2726-2734 West 16th Avenue [*Lots 2 and 3 of Lot 2 Block 4 District Lot 139 Plan 6847; PIDs:010-803-386, and 010-803-394 respectively*], to rezone the lands from RT-2 (Residential) District to RR-2B (Residential Rental) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 28, 2023, entitled "Rezoning: 2726-2734 West 16th Avenue", 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 November 28, 2023, entitled "Rezoning: 2726-2734 West 16th 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 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. 09830)

## 2. CD-1 REZONING: 6095 Fraser Street

An application by Kenneth E King Architecture & Planning was considered as follows:

**Summary:** To rezone 6095 Fraser Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a seven-storey mixed-use building, with two-storeys of commercial and 36 secured rental units. A floor space ratio (FSR) of 4.0 and a height of 24.7 m (81 ft.) are proposed, with additional height for a rooftop amenity.

The Acting General Manager of Planning, Urban Design and Sustainability recommend 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.

- 2 pieces of correspondence in support of the application;
- 1 piece of correspondence in opposition to the application; and
- 3 pieces of correspondence regarding other aspects related to the application.

### **Staff Opening Comments**

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

### **Speakers**

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

Caleb Tran spoke in support of the application.

The speakers list and receipt of public comments closed at 6:50 pm.

### **Council Decision**

MOVED by Councillor Zhou  
SECONDED by Councillor Fry

- A. THAT the application by Kenneth E King Architecture & Planning on behalf of Banwait Investments Holdings Ltd., the registered owner of the lands located at 6095 Fraser Street:
- *Lots 25 and 26, Except part in Plan 5651 Block 3 District Lot 645 Plan 2317; PIDs 004-989-384 and 004-989-449 respectively;*
  - *PID 004-989-686; The North 15 feet of Lot 27 Except the East 7 feet, Block 3, District Lot 645 Plan 2317; and*
  - *PID 004-989-775; Amended Lot 28 (see 15942-L) Block 3 District Lot 645 Plan 2317;*

to rezone the lands from from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 3.5 to 4.0 and the building height from 22.0 m (72 ft.) to 24.7 m (81 ft.), to permit a seven-storey mixed-use building with 36 secured rental units and commercial space, 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 January 9, 2024, entitled "CD-1 Rezoning: 6095 Fraser Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Kenneth King Architect & Planning, received June 30, 2022 and supplemental materials received November 3, 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 January 9, 2024, entitled "CD-1 Rezoning: 6095 Fraser 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 new CD-1, generally as set out in Appendix C of the Referral Report dated January 9, 2024, entitled "CD-1 Rezoning: 6095 Fraser 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 January 9, 2024, entitled "CD-1 Rezoning: 6095 Fraser 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. 09831)

### **3. CD-1 REZONING: 2928-2930 Renfrew Street**

An application by General Manager of Arts, Culture and Community Services, on behalf of the City of Vancouver was considered as follows:

Summary: To rezone 2928-2930 Renfrew Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 12-storey residential building, with 76 social housing units. A floor space ratio (FSR) of 4.5 and a height of 49.0 m (161 ft.) are proposed.

The Acting General Manager of Planning, Urban Design and Sustainability recommend 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.

- 3 pieces of correspondence in support of the application;
- 1 piece of correspondence in opposition to the application; and
- 1 piece of correspondence regarding other aspects related to the application.

#### **Staff Opening Comments**

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

#### **Applicant Opening Comments**

The applicant provided a presentation and responded to questions.

#### **Speakers**

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

Marc White spoke in support of the application.

The speakers list and receipt of public comments closed at 7:27 pm.

### **Council Decision**

MOVED by Councillor Carr

SECONDED by Councillor Dominato

- A. THAT the application by the General Manager of Arts, Culture and Community Services, on behalf of the City of Vancouver, the registered owner of the lands located at 2928-2930 Renfrew Street [*Lots 4 to 6 of Block A Section 43 Town of Hastings Suburban Lands Plan 11660; PIDs 006-804-829, 006-866-441 and 006-866-468 respectively*], to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.2 to 4.5 and increase the maximum building height from 10.7 m (35 ft.) to 49.0 m (161 ft.) to permit the development of a 12-storey residential building containing a total of 76 social housing units, 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 January 9, 2024, entitled "CD-1 Rezoning: 2928-2930 Renfrew Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by S2 Architecture, received June 5, 2023, 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 January 9, 2024, entitled "CD-1 Rezoning: 2928-2930 Renfrew 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 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. 09832)

## **ADJOURNMENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:33 pm.

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