



## PUBLIC HEARING MINUTES

**MAY 30, 2024**

A Public Hearing of the City of Vancouver was held on Thursday, May 30, 2024, at 6:02 pm, in the Council Chamber, Third Floor, City Hall. This Public Hearing was convened in person and via electronic means as authorized under Section 566 of the *Vancouver Charter*.

**PRESENT:** Councillor Lenny Zhou, Acting Mayor  
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

**ABSENT:** Mayor Ken Sim (Leave of Absence – Civic Business)

**CITY CLERK'S OFFICE:** Tina Penney, Deputy City Clerk  
David Yim, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

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

### 1. **CD-1 Rezoning: 1805 Victoria Drive**

An application by HCMA Architecture and Design was considered as follows:

Summary: To rezone 1805 Victoria Drive from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a four-storey building, containing a two-storey firehall with five truck bays, and two-storeys of office space above, to be occupied by Vancouver Fire and Rescue Services. A floor space ratio (FSR) of 2.0 and a maximum height of 20.9 m (69 ft.) are proposed.

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

### **Staff Opening Comments**

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

### **Applicant Comments**

The applicant team provided opening comments and responded to questions.

### **Summary of Correspondence**

The following correspondence was received since referral to the Public Hearing and prior to the close of the speakers list and receipt of public comments:

- four pieces of correspondence in support of the application; and
- one piece of correspondence dealing with other aspects of the application.

### **Speakers**

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

The following spoke in support of the application:

- Monica Dare

The following provided general comments on the application:

- Reilly Wood

The speakers list and receipt of public comments closed at 6:37 pm.

### **Staff Closing Comments**

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

### **Council Decision**

MOVED by Councillor Boyle

SECONDED by Councillor Kirby-Yung

- A. THAT the application by HCMA Architecture and Design, on behalf of the City of Vancouver, the registered owner of the lands located at 1805 Victoria Drive [*Lots A to C of Lot B Block 144 District Lot 264A Plan 9687; PIDs 009-479-741,*

009-479-759, 009-479-767 respectively], to rezone the lands from RT-5 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.6 to 2.0 and the building height from 10.7 m (35 ft.) to 20.9 m (69 ft.), to permit a four-storey building containing a firehall and office space for the Vancouver Fire and Rescue Services, generally as presented in the Referral Report entitled "CD-1 Rezoning: 1805 Victoria Drive", dated April 9, 2024, 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 HCMA Architecture and Design received October 13, 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 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. 10016)

## **2. CD-1 REZONING: 5350-5430 Heather Street**

An application by Rize Alliance Properties Ltd. was considered as follows:

Summary: To rezone 5350-5430 Heather Street from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of two 18-storey buildings with 344 rental residential units, of which 20% of the residential floor area would be below-market rental units. A floor space ratio (FSR) of 6.28 and a height of 60 m (197 ft.) with additional height for a rooftop amenity or mechanical appurtenances are proposed.

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

\* \* \* \* \*

*At this point in the proceedings, it was,*

*MOVED by Councillor Montague  
SECONDED by Councillor Meiszner*

*THAT Council waive the presentation for Item 2. CD-1 Rezoning: 5350-5430 Heather Street.*

*CARRIED UNANIMOUSLY*

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### **Summary of Correspondence**

The following correspondence was received since referral to the 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; and
- two pieces of correspondence dealing with other aspects of the application.

### **Speakers**

The Acting 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 6:50 pm.

### **Council Decision**

MOVED by Councillor Meiszner  
SECONDED by Councillor Klassen

- A. THAT the application by Rize Alliance Properties Ltd. on behalf of Comma-Minto Properties (Heather) Nominee Ltd., the registered owner of the lands located at 5350-5430 Heather Street [*Lots 3 to 7 Block 877 District Lot 526 Plan 8838; PIDs: 007-506-953, 009-918-345, 009-918-353, 009-918-361 and 009-918-370 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.70 to 6.28 and the building height from 11.5 m (38 ft.) to 60 m (197 ft.) with additional height for the portion with rooftop amenity to permit two 18-storey residential buildings containing 344 rental units, with 20% of the residential floor area secured as below-market rental units, generally as

presented in the Referral Report entitled "CD-1 Rezoning: 5350-5430 Heather Street", dated April 9, 2024, 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 Dialog, received April 24, 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 entitled "CD-1 Rezoning: 5350-5430 Heather Street", dated April 9, 2024, 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 CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report entitled "CD-1 Rezoning: 5350-5430 Heather Street", dated April 9, 2024, subject to approval of the CD-1 By-law;

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; 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. 10017)  
(Councillor Dominato absent for the vote)

### **3. CD-1 Rezoning: 8815-8827 Selkirk Street**

An application by Wilson Chang Architect Inc. was considered as follows:

Summary: To rezone 8815-8827 Selkirk Street from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building, with live-work spaces at grade and 36 secured market rental housing units. A floor space ratio (FSR) of 2.5 and a height of 21 m (69 ft.) with additional height for a rooftop amenity space or mechanical appurtenances are proposed.

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

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*At this point in the proceedings, it was,*

*MOVED by Councillor Montague  
SECONDED by Councillor Klassen*

*THAT Council waive the presentation for Item 3. CD-1 Rezoning: 8815-8827 Selkirk Street.*

*CARRIED UNANIMOUSLY*

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### **Summary of Correspondence**

The following correspondence was received since referral to the Public Hearing and prior to the close of the speakers list and receipt of public comments:

- two pieces of correspondence in support of the application; and
- three pieces of correspondence in opposition to the application.

### **Speakers**

The Acting 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 7:05 pm.

### **Council Decision**

MOVED by Councillor Klassen

SECONDED by Councillor Meiszner

- A. THAT the application by Wilson Chang Architect Inc., on behalf of Selkirk Street Developments Ltd., the registered owner of 8815-8827 Selkirk Street [*PID 028-910-907; Lot A Block 7 District Lot 318 Group 1 New Westminster District Plan EPP22576*], to rezone the lands from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 2.5 and the building height from 12.2 m (40 ft.) to 21 m (69 ft.), to permit a six-storey mixed-use building containing 36 secured market rental residential units and live-work space at grade, generally as presented in the Referral Report entitled "CD-1 Rezoning: 8815-8827 Selkirk Street", dated April 9, 2024, 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 Wilson Chang Architect Inc., April 16, 2016 with revised drawings received August 9, 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 subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report entitled "CD-1 Rezoning: 8815-8827 Selkirk Street", dated April 9, 2024, 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 entitled "CD-1 Rezoning: 8815-8827 Selkirk Street", dated April 9, 2024, be approved.
- D. 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 entitled "CD-1 Rezoning: 8815-8827 Selkirk Street", dated April 9, 2024;

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. 10018)

#### **4. Rezoning: 4635-4675 Arbutus Street**

An application by Perkins + Will Canada Architects Co. was considered as follows:

Summary: To rezone 4635-4675 Arbutus Street from CD-1 (26) (Comprehensive Development) District to RR-3B (Residential Rental) District, to permit the development of a six-storey mixed-use rental building where 20% of the residential floor area will be secured as below-market rental. A floor space ratio (FSR) of 3.40 and height of 22.0 m (72 ft.) are proposed.

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

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*At this point in the proceedings, it was,*

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

*THAT Council waive the presentation for Item 4. Rezoning: 4635-4675 Arbutus Street.*

CARRIED UNANIMOUSLY

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## Summary of Correspondence

The following correspondence was received since referral to the Public Hearing and prior to the close of the speakers list and receipt of public comments.

- two pieces of correspondence in support of the application; and
- one piece of correspondence in opposition to the application.

## Speakers

The Acting 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 7:14 pm.

## Staff Closing Comments

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

## Council Decision

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

- A. THAT the application by Perkins + Will Canada Architects Co. on behalf of Constantine Dino Bonnis, the registered owner of the lands located at 4635-4675 Arbutus Street [*PID 009-167-102; Lot 7 Block 93 District Lot 526 Plan 11076*], to rezone the land from CD-1 (26) (Comprehensive Development) District to RR-3B (Residential Rental) District, generally as presented in the Referral Report entitled "Rezoning: 4635-4675 Arbutus Street", dated April 9, 2024, 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 the approval of the RR-3B zoning amendment referenced in A above, an amendment to the CD-1 (26) 2105 West 32nd Avenue and 4615-4675 Arbutus Street By-law No. 4078, prepared for the Public Hearing in accordance with Appendix C of the Referral Report entitled "Rezoning: 4635-4675 Arbutus Street", dated April 9, 2024, be approved.
- C. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, of the Referral Report entitled "Rezoning:

4635-4675 Arbutus Street”, dated April 9, 2024, 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.

- 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. 10019)

## **5. CD-1 REZONING: 130-150 West Broadway and 2520 Columbia Street**

An application by Arcadis was considered as follows:

Summary: To rezone 130-150 West Broadway and 2520 Columbia Street from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit a mixed-use development with 28-storey and 21-storey buildings connected with a single-storey podium, with 514 secured rental units, commercial uses and a 37-space turn-key childcare facility for City ownership. A floor space ratio (FSR) of 8.5 and a building height of 89.9 m (295 ft.) with additional height for a rooftop amenity space or mechanical appurtenances 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 the Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 67 pieces of correspondence in support of the application;
- two pieces of correspondence in opposition to the application; and

- one piece 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 provided opening comments and responded to questions.

### **Speakers**

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

The following spoke in support of the application:

- Neil Wyles
- Devon Hussack
- Harmon Moon
- Rebecca Hartley
- Cathy Poole
- Bobo Eyrich
- Denis Agar
- Joshua Moskowitz
- Devika Ramkhelawan

The following spoke in opposition to the application:

- Peter Silin

The speakers list and receipt of public comments closed at 8:17 pm.

### **Staff Closing Comments**

Staff from Planning, Urban Design and Sustainability provided clarification on the number of rental units in the project.

## Council Decision

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

- A. THAT the application by Arcadis, on behalf 130 West Broadway Investments Inc., the registered owner of the lands at 130-150 West Broadway and 2520 Columbia Street [*PID 019-044-372; Lot F Block 25 District Lot 302 Plan LMP19739*], to rezone from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.0 to 8.5 and the maximum building height from 9.2 m (30 ft.) to 89.9 m (295 ft.) with additional height for the portion with rooftop amenity, to permit a mixed-use development with 28-storey (west tower) and 21-storey (east tower) buildings connected with a single-storey podium, with 514 secured rental units, commercial uses and a 37-space turn-key childcare facility for City ownership, 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 entitled “CD-1 Rezoning: 130-150 West Broadway and 2520 Columbia Street”, dated April 9, 2024, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arcadis, received November 30, 2022 and resubmission plans received October 11, 2023 and November 22, 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 subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report entitled “CD-1 Rezoning: 130-150 West Broadway and 2520 Columbia 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 entitled “CD-1 Rezoning: 130-150 West Broadway and 2520 Columbia Street”, be approved.
- D. 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 entitled “CD-1 Rezoning: 130-150 West Broadway and 2520 Columbia 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. 10020)

## **ADJOURNMENT**

MOVED by Councillor Fry  
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:31 pm.

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