



PUBLIC HEARING MINUTES

JUNE 13 AND 18, 2024

A Public Hearing of the City of Vancouver was held on Thursday, June 13, 2024, at 6:05 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the hearing recessed and reconvened on Tuesday, June 18, 2024, at 3:01 pm. This Public Hearing was convened in person and via electronic means as authorized under Section 566 of the *Vancouver Charter*.

PRESENT:

- Councillor Sarah Kirby-Yung, Acting Mayor
- Councillor Rebecca Bligh
- Councillor Christine Boyle* (Leave of Absence – Civic Business – 6 pm to 9:15 pm, June 13, 2024)
- Councillor Adriane Carr
- Councillor Lisa Dominato* (Leave of Absence – Medical Leave – June 18, 2024)
- Councillor Pete Fry
- Councillor Mike Klassen
- Councillor Peter Meiszner
- Councillor Lenny Zhou

ABSENT:

- Mayor Ken Sim (Leave of Absence – Civic Business)
- Councillor Brian Montague

CITY CLERK'S OFFICE:

- Lesley Matthews, Acting Deputy City Clerk
- Irina Dagnea, Meeting Coordinator (June 13, 2024)
- Cassia Nasralla, Meeting Coordinator (June 18, 2024)

* 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. **Rezoning: 988 West 32nd Avenue**

An application by b Squared Architecture Inc. was considered as follows:

Summary: To rezone 988 West 32nd Avenue from R1-1 (Residential) 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 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 Meiszner
SECONDED by Councillor Klassen*

THAT Council waive the presentation for Item 1. Rezoning: 988 West 32nd Avenue.

CARRIED UNANIMOUSLY

* * * * *

Summary of Correspondence

No correspondence was received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments.

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 6:19 pm.

Council Decision

MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

- A. THAT the application by b Squared Architecture Inc., on behalf of HE 988 West 32nd Ventures Inc., the registered owners of the land located at 988 West 32nd Avenue [PID 010-659-561; Lot 23 Block 816 District Lot 526 Plan 7334], to rezone the land from R1-1 (Residential Inclusive) District to RM-8A (Residential) District, generally as presented in the Referral Report dated April 23, 2024, entitled "Rezoning: 988 West 32nd 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 approval 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 April 23, 2024, entitled "Rezoning: 988 West 32nd 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; 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. 10058)
(Councillor Boyle absent for the vote)

2. CD-1 Rezoning: 1026-1108 West 41st Avenue

An application by Marcon Developments Ltd. was considered as follows:

Summary: To rezone 1026-1108 West 41st Avenue from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey, 164 unit Community Care Facility. A floor space ratio (FSR) of 3.36 and a height of 26.2 m (86 ft.) with additional height for a rooftop amenity space 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

Seven pieces of correspondence in support of the application were received since referral to the Public Hearing and before the close of the speakers list and receipt of public comments.

Staff Opening Comments

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

Applicant Comments

The applicant team 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:

- Katherine Reichert
- Joelle Calof

The speakers list and receipt of public comments closed at 6:52 pm.

Council Decision

MOVED by Councillor Zhou
SECONDED by Councillor Dominato

- A. THAT the application by Marcon Developments Ltd., on behalf of Amica West 41st Seniors Inc. (Inc. No. BC1394670), the registered owner of the lands located at:
- 1026 West 41st Avenue [*PID 010-629-122; Lot 11 Block 995 District Lot 526 Plan 742 1*];
 - 1042 West 41st Avenue [*PID 010-629-084; Lot 10 Block 995 District Lot 526 Plan 742 1*];
 - 1068 West 41st Avenue [*PID 010-629-068; Lot 9 Block 995 District Lot 526 Plan 742 1*];
 - 1088 West 41st Avenue [*PID 003-586-740; Lot 8 Block 995 District Lot 526 Plan 742 1*];
 - 1092 West 41st Avenue [*PID 010-629-033; Lot 7 Block 995 District Lot 526 Plan 742 1*]; and
 - 1108 West 41st Avenue [*PID 010-629-009; Lot 6 Block 995 District Lot 526 Plan 742 1*];

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 3.36 and the maximum building height from 11.5 m (38 ft.) to 26.2 m (86 ft.) and to 30.0 m (98 ft.) for the portion with rooftop amenity, to permit the development of a six-storey, 164-unit Community Care Facility – Class B, generally as presented in the Referral Report dated April 23, 2024, entitled “CD-1 Rezoning: 1026-1108 West 41st 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 Shift Architecture, received May 25, 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.

- D. 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 April 23, 2024, entitled “CD-1 Rezoning: 1026-1108 West 41st 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.

- E. 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. 10059)
(Councillor Boyle absent for the vote)

3. Heritage Revitalization Agreement Amendment – 6161 MacDonald Street

An application by Robert Lemon Consulting Inc. was considered as follows:

Summary: To bring forward modifications to the existing Heritage Revitalization Agreement registered on title to remove a front setback requirement and update references to zoning changes and related housekeeping matters.

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

Summary of Correspondence

The following correspondence was received since being scheduled to the Public Hearing and before the close of the speakers list and receipt of public comments:

- 14 pieces of correspondence in support of the application;
- One piece of correspondence in opposition to the application; and
- Two pieces 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 team 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:

- Raj Dhatt
- Loy Leyland

The following spoke in opposition of the application:

- Peter Loretto

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

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Prior to the vote on the item, Acting Mayor Kirby-Yung relinquished the Chair to Deputy Mayor Zhou in order to participate in debate and resumed the Chair once finished.

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Council Decision

MOVED by Councillor Dominato

SECONDED by Councillor Meiszner

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law to modify the Heritage Revitalization Agreement (the “HRA”) originally entered into pursuant to HRA By-law Number 8935, regarding a vacant parcel at 6161 Macdonald Street [PID 026-085-500; Lot 2 Block D District Lot 321 Group 1 New Westminster District Plan BCP14095 (the “New Building Parcel”)], the creation of which was enabled by the HRA. The modifications would remove a front setback for new development on the site from the HRA, and address other housekeeping measures relevant to the HRA, generally as described in Appendix B of the Report dated May 21, 2024, entitled “Heritage Revitalization Agreement Modification – 6161 Macdonald Street”.
- B. THAT the modification of the HRA shall be prepared, completed, registered, and given priority on title to the lands described above, to the satisfaction of the Director of Legal Services and the Director of Planning.
- C. THAT A and B above be adopted on the following conditions:
 - (i) THAT the passage of the above resolution 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 in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
 - (ii) THAT the City and all its officials shall not in any way be limited or restricted 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. 10060)
(Councillor Boyle absent for the vote)

4. Amendments to Restricted Zones (RT-7 and RT-9) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation

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

Summary: To amend the Zoning and Development By-law to allow multiple dwelling housing options (multiplex) in the RT-7 and RT-9 zones. These amendments are necessary to comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation and would not require a public hearing if this was the extent of the proposed amendments because the amendments would be for the sole purpose of complying with section 565.03 of the *Vancouver Charter*.

To amend the RT-7 and RT-9 District Schedules beyond the minimum requirements set out in Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation. The changes include:

- Allowing 6 dwelling units on all lots, subject to lot eligibility;
- Allowing up to 8 dwelling units for secured market rental;
- Introducing density bonus payment provisions;
- Additional amendments to simplify zoning regulations for procedural alignment;
- Amendments to the RT-7 District Schedule to increase floor area incentives for the retention of an existing character house and extending those incentives to the RT-9 District Schedule.

These amendments are not for the sole purpose of complying with section 565.03 of the *Vancouver Charter* and require a Public Hearing.

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 Yellow Memorandum from the General Manager, Planning, Urban Design and Sustainability, dated June 3, 2024, entitled “Amendments to Restricted Zones (RT-7, RT-9, and First Shaughnessy District Schedule) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation”, which noted the appending of a memorandum from the consultant (Blair Erb, Coriolis Consulting Corp.) to the Referral Report dated May 9, 2024, entitled “Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation”, as it was received after referral to Public Hearing.

Summary of Correspondence

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

- 16 pieces of correspondence in support of the application;
- 18 pieces of correspondence in opposition to the application; and
- 12 pieces 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.

Speakers

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

The following spoke in support of the application:

- Peter Dowdy
- Owen Brady
- Peter Waldkirch
- Kenny Sabarese

The following spoke in opposition of the application:

- Katherine Reichert
- Bobo Eyrich
- Elizabeth Murphy

The following provided general comments on the application:

- Piotr Klakowicz

The speakers list and receipt of public comments closed at 8:47 pm.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Meiszner

SECONDED by Councillor Dominato

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law along with changes noted in the yellow memorandum from the General Manager of Planning, Urban Design and Sustainability dated May 9, 2024, entitled "Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation" to add new regulations to the RT-7 and RT-9 District Schedules to enable multiple dwelling housing options in accordance with new requirements of the *Vancouver Charter* resulting from Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023, as well as related amendments for procedural alignment and amendments to Schedule F to establish density bonus rates as outlined in the Referral Report dated

May 9, 2024, entitled “Amendments to Restricted Zones (RT-7 and RT-9) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation”, and generally as presented in Appendix A of the same report;

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 of the above-noted report.

- B. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the repeal of the Kitsilano Point RT-9 Guidelines and amendments to guidelines generally as presented in Appendix D of the Referral Report dated May 9, 2024, entitled “Amendments to Restricted Zones (RT-7 and RT-9) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation”.
- C. THAT A through 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 that any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost; and
 - (ii) 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.

amended

AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT the following be added as D:

THAT Council direct staff to report back on considerations for expanding multiplex developments to currently excluded RT zones.

CARRIED UNANIMOUSLY (Vote No. 10062)
(Councillor Boyle absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 10063) with Councillor Boyle absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law along with changes noted in the yellow memorandum from the General Manager of Planning, Urban Design and Sustainability dated May 9, 2024, entitled “Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and

CD-1 463) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation” to add new regulations to the RT-7 and RT-9 District Schedules to enable multiple dwelling housing options in accordance with new requirements of the *Vancouver Charter* resulting from Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023, as well as related amendments for procedural alignment and amendments to Schedule F to establish density bonus rates as outlined in the Referral Report dated May 9, 2024, entitled “Amendments to Restricted Zones (RT-7 and RT-9) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation”, and generally as presented in Appendix A of the same report;

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 of the above-noted report.

- B. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the repeal of the Kitsilano Point RT-9 Guidelines and amendments to guidelines generally as presented in Appendix D of the Referral Report dated May 9, 2024, entitled “Amendments to Restricted Zones (RT-7 and RT-9) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation”.
- 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 that any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost; and
 - (ii) 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.
- D. THAT Council direct staff to report back on considerations for expanding multiplex developments to currently excluded RT zones.

5. Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation

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

Summary: To amend the First Shaughnessy District Schedule, to allow multiple dwelling (multiplex) housing options in the First Shaughnessy District. These amendments are necessary to comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation and would not require a public

hearing if this was the extent of the proposed amendments because the amendments would be for the sole purpose of complying with section 565.03 of the *Vancouver Charter*.

To amend First Shaughnessy District Schedule and the Heritage Conservation Area Official Development Plan beyond the minimum requirements set out in Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation. The changes include:

- Allowing 6 dwelling units on all lots, subject to lot eligibility;
- Allowing up to 8 dwelling units for secured market rental;
- Introducing density bonus payment provisions;
- Additional amendments to simplify zoning regulations for procedural alignment;
- Amendments to the Heritage Conservation Area Official Development Plan to repeal the First Shaughnessy Advisory Design Panel in order to align with recommendations from the provincial small-scale multi-unit housing (SSMUH) policy manual and support procedural alignment.

These amendments are not for the sole purpose of complying with section 565.03 of the *Vancouver Charter* and require a Public Hearing.

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 Yellow Memorandum from the General Manager, Planning, Urban Design and Sustainability, dated June 3, 2024, entitled “Amendments to Restricted Zones (RT-7, RT-9, and First Shaughnessy District Schedule) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation”, which noted the appending of a memorandum from the consultant (Blair Erb, Coriolis Consulting Corp.) to the Referral Report dated May 9, 2024, entitled “Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation”, as it was received after referral to Public Hearing.

Summary of Correspondence

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

- 13 pieces of correspondence in support of the application;
- 14 pieces of correspondence in opposition to the application; and
- Nine pieces 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.

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Following the Staff presentation, it was

*MOVED by Councillor Carr
SECONDED by Councillor Zhou*

THAT the Public Hearing be extended past 10 pm in order to complete Item 5 - Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation.

*LOST HAVING NOT RECEIVED UNANIMITY
(Councillor Fry opposed)
(Councillor Bligh abstained from the vote)*

Subsequently, it was

*MOVED by Councillor Fry
SECONDED by Councillor Meiszner*

THAT the Public Hearing be extended past 10 pm in order to complete hearing from speakers on Item 5 - Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation.

*CARRIED AND
BY THE REQUIRED MAJORITY
(Councillor Zhou opposed)
(Councillor Bligh abstained from the vote)*

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Speakers

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

The following spoke in support of the application:

- Peter Dowdy
- Owen Brady
- Peter Waldkirch
- Émile Fretier-Gauvin

The following spoke in opposition of the application:

- Katherine Reichert
- Bobo Eyrich
- Elizabeth Murphy

The following provided general comments on the application:

- Loy Leland
- Jennifer

The speakers list and receipt of public comments closed at 10:26 pm.

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The Public Hearing recessed on June 13, 2024, at 10:27 pm and reconvened on June 18, 2024, at 3:01 pm.

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Staff Closing Comments

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

Council Decision

MOVED by Councillor Meiszner

SECONDED by Councillor Klassen

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law along with changes noted in the yellow memorandum from the General Manager of Planning, Urban Design and Sustainability dated May 9, 2024, entitled "Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation" to add new regulations to the First Shaughnessy District Schedule to enable multiple dwelling, multiple conversion dwelling and infill options in accordance with new requirements of the *Vancouver Charter* resulting from Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023, as well as related amendments for procedural alignment and amendments to Schedule F to establish density bonus rates as outlined in the Referral Report dated May 17, 2024, entitled "Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation", and generally as presented in Appendix A of the same report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law generally in accordance with Appendix A of the above-noted report.

- B. THAT Council approve, in principle, an application to amend the Heritage Conservation Area Official Development Plan (HCA ODP) generally as presented in Appendix B of the Referral Report dated May 17, 2024, entitled "Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area

Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation”, and including the following changes:

- (i) amendments to the First Shaughnessy Heritage Conservation Area General Guidelines (Schedule A of the HCA ODP) and First Shaughnessy Heritage Conservation Area Design Guidelines (Appendix A3 of the HCA ODP) to better comply with Bill 44; and
- (ii) amendments to repeal the Terms of Reference for the First Shaughnessy Advisory Design Panel (Annex A3-1 of the HCA ODP) to align with provincial small-scale multi-unit housing (SSMUH) policy manual recommendations, and other minor amendments for procedural alignment;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Heritage Conservation Area Official Development Plan, generally in accordance with Appendix B of the above-noted report.

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 in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
- (ii) THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

amended

AMENDMENT MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

THAT the following be added as D:

THAT Council direct staff to report back to Council with opportunities to increase the number of housing units in the First Shaughnessy District, taking into consideration the larger lot sizes in Shaughnessy, while preserving the tree canopy and recognizing the prevailing HCA ODP that protects heritage properties;

FURTHER THAT staff target the report back on scope of work for Q2 2025, but in prioritizing the work, be aware of Council's stated priority of focusing first on projects that deliver the most housing.

CARRIED UNANIMOUSLY (Vote No. 10068)
(Councillor Dominato absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 10069) with Councillor Dominato absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law along with changes noted in the yellow memorandum from the General Manager of Planning, Urban Design and Sustainability dated May 9, 2024, entitled “Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation” to add new regulations to the First Shaughnessy District Schedule to enable multiple dwelling, multiple conversion dwelling and infill options in accordance with new requirements of the *Vancouver Charter* resulting from Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023, as well as related amendments for procedural alignment and amendments to Schedule F to establish density bonus rates as outlined in the Referral Report dated May 17, 2024, entitled “Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation”, and generally as presented in Appendix A of the same report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law generally in accordance with Appendix A of the above-noted report.

- B. THAT Council approve, in principle, an application to amend the Heritage Conservation Area Official Development Plan (HCA ODP) generally as presented in Appendix B of the Referral Report dated May 17, 2024, entitled “Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation”, and including the following changes:
- (i) amendments to the First Shaughnessy Heritage Conservation Area General Guidelines (Schedule A of the HCA ODP) and First Shaughnessy Heritage Conservation Area Design Guidelines (Appendix A3 of the HCA ODP) to better comply with Bill 44; and
 - (ii) amendments to repeal the Terms of Reference for the First Shaughnessy Advisory Design Panel (Annex A3-1 of the HCA ODP) to align with provincial small-scale multi-unit housing (SSMUH) policy manual recommendations, and other minor amendments for procedural alignment;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Heritage Conservation Area Official Development Plan, generally in accordance with Appendix B of the above-noted report.

- 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 in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
 - (ii) THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.
- D. THAT Council direct staff to report back to Council with opportunities to increase the number of housing units in the First Shaughnessy District, taking into consideration the larger lot sizes in Shaughnessy, while preserving the tree canopy and recognizing the prevailing HCA ODP that protects heritage properties;

FURTHER THAT staff target the report back on scope of work for Q2 2025, but in prioritizing the work, be aware of Council's stated priority of focusing first on projects that deliver the most housing.

ADJOURNMENT

MOVED by Councillor Meiszner
SECONDED by Councillor Carr

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillor Dominato absent for the vote)

The Public Hearing adjourned on June 18, 2024, at 3:36 pm.

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