



PUBLIC HEARING MINUTES

JULY 9, 2024

A Public Hearing of the City of Vancouver was held on Tuesday, July 9, 2024, at 6:00 pm, in the Council Chamber, Third Floor, City Hall. This Public Hearing was convened by electronic means as authorized under Section 566 of the *Vancouver Charter*.

PRESENT: Councillor Rebecca Bligh, Acting Mayor
Councillor Adriane Carr
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Lenny Zhou

ABSENT: Mayor Ken Sim (Leave of Absence – Personal Reasons)
Councillor Christine Boyle (Leave of Absence – Personal Reasons)
Councillor Mike Klassen (Leave of Absence – Civic Business)

CITY CLERK'S OFFICE: Lesley Matthews, Acting Deputy City Clerk
Cassia Nasralla, Meeting Coordinator

WELCOME

The Acting Mayor acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

The Acting Mayor also recognized the immense contributions of the City of Vancouver's staff who work hard every day to help make our city an incredible place to live, work, and play.

1. **CD-1 Rezoning: 4906-4958 Main Street**

An application by Vorden Development Corp. was considered as follows:

Summary: To rezone 4906-4958 Main Street from RT-2 (Duplex Residential) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey mixed-use building, with commercial space on the ground floor and 72 residential rental units. A floor space ratio (FSR) of 3.27 and a 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.

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

Staff Opening Comments

* * * * *

At this point in the proceedings, it was,

*MOVED by Councillor Montague
SECONDED by Councillor Zhou*

THAT Council waive the presentation for Item 1. CD-1 Rezoning: 4906-4958 Main Street.

CARRIED UNANIMOUSLY

* * * * *

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

Speakers

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

The following spoke in opposition of the application:

- Robin Tavender

The speakers list and receipt of public comments closed at 6:23 pm.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Zhou
SECONDED by Councillor Montague

A. THAT the application by Vorden Development Corp., on behalf of Main33 Project Holdings Inc., the registered owner of the lands located at:

- *4906 Main Street [PID 014-902-494; Lot 1, except part in Plan 4481, Block 5 District Lot 637 Plan 1192];*
- *4924 Main Street [PID 008-136-831; Lot 2, except the west 10 feet now road, Block 5 District Lot 637 Plan 1192];*
- *4936 Main Street [PID 014-902-508; Lot 3, except part in Plan 4481, Block 5 District Lot 637 Plan 1192];*
- *4940 Main Street [PID 014-902-516; Lot 4, except part in Plan 4481, Block 5 District Lot 637 Plan 1192]; and*
- *4958 Main Street [PID 014-902-524; Lot 5, except part in Plan 4481, Block 5 District Lot 637 Plan 1192];*

to rezone the lands from RT-2 (Duplex Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 3.27 and the building height from 9.2 m (30 ft.) to 22.0 m (72 ft.), to permit the development of a six-storey mixed-use building containing 72 residential rental units with commercial space on the ground floor, generally as presented in the Referral Report dated June 11, 2024, entitled "CD-1 Rezoning: 4906-4958 Main 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 by W.T. Leung Architects Inc., received May 24, 2022, and supplemental plans received September 20, 2022, and December 19, 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 dated June 11, 2024, entitled "CD-1 Rezoning: 4906-4958 Main 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 CD-1, generally as set out in Appendix C of the Referral Report dated June 11, 2024, entitled “CD-1 Rezoning: 4906-4958 Main 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 June 11, 2024, entitled “CD-1 Rezoning: 4906-4958 Main 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 through 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. 10129)

2. CD-1 Rezoning: 5455 Balsam Street

An application by RH Architects Inc. was considered as follows:

Summary: To rezone 5455 Balsam Street from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of an additional 14-storey residential rental building containing 145 secured market rental units on a site currently developed with a residential rental building containing 88 rental units, which will be retained. A total floor space ratio (FSR) of 3.49 and a height of 40.8 m (134 ft.) with additional height for rooftop amenity 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:

- five pieces of correspondence in support of the application;
- 35 pieces 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.

* * * * *

During questions to staff, it was,

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

THAT under section 5.4(d) of the Procedure By-law, Council ask a second round of questions to staff.

CARRIED UNANIMOUSLY

* * * * *

Applicant Comments

The applicant team provided opening remarks and responded to questions.

Speakers

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

The following spoke in support of the application:

- Peter Dowdy

The following spoke in opposition of the application:

- Daniel Kasowitz
- Karen Kasowitz
- Illeana Madrid
- Bhavna Solecki
- Jacqueline Jamieson
- Nathaniel Holers

- Sal Robinson
- Robert Gibson
- Omar Visram
- Anastasiia Evstropova
- William J Snowdy
- Fergus Hathorn
- Robin Tavender
- Linda Stanley

The speakers list and receipt of public comments closed at 8:46 pm.

Applicant Closing Comments

The applicant team provided closing comments.

Staff Closing Comments

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

REFERRAL AND ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT Council refer additional questions along with debate and decision to the Council meeting on July 23, 2024, at 9:30 am, as Unfinished Business, which will convene in person and via electronic means, to allow staff time to consider conditions of approval for item 2 entitled “CD-1 Rezoning: 5455 Balsam Street” regarding standards of maintenance, community amenities, parking, and trees;

FURTHER THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:34 pm.

* * * * *