



PUBLIC HEARING MINUTES

OCTOBER 22, 2024

A Public Hearing of the City of Vancouver was held on Tuesday, October 22, 2024, at 6:11 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 Lisa Dominato, Deputy Mayor
Councillor Rebecca Bligh
Councillor Adriane Carr
Councillor Pete Fry
Councillor Sarah Kirby-Yung* (Leave of Absence – Civic Business from 6 pm to 10 pm)
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Lenny Zhou

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

CITY CLERK'S OFFICE: Lesley Matthews, Acting Deputy City Clerk
Alyse Stewart, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Chair 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 Chair 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. Seniors Housing Strategy - Related Amendments to By-laws and Land-use Documents

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 and various other by-laws and land use documents to update definitions to clarify types of seniors housing and care uses as noted through the development of the Seniors Housing Strategy.

The General Manager of 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 the Public Hearing and before the close of the speakers list and receipt of public comments.

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Prior to hearing the staff presentation, it was,

*MOVED by Councillor Bligh
SECONDED by Councillor Meiszner*

THAT Council waive the presentation for Item 1. Seniors Housing Strategy - Related Amendments to By-laws and Land-use Documents.

*CARRIED UNANIMOUSLY
(Councillor Kirby-Yung absent for the vote)*

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Speakers

The Chair called three times for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:24 pm.

Council Decision

MOVED by Councillor Fry
SECONDED by Councillor Carr

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to update definitions to clarify types of seniors housing and care, generally as presented in Appendix A of the Referral Report dated September 10, 2024, entitled "Seniors Housing Strategy - Related Amendments to By-laws and Land-use Documents";

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

- B. THAT subject to Council's approval of A above, Council also approve, in principle, related amendments to the Downtown-Eastside/Oppenheimer Official Development Plan By-law, Parking By-law and Sign By-law, to align definitions with the Zoning and Development By-law, generally as presented in Appendix B of the Referral Report dated September 10, 2024, entitled "Seniors Housing Strategy - Related Amendments to By-laws and Land-use Documents".
- C. 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 proposed consequential amendments to various land use documents to align definitions with the Zoning and Development By-law, generally as presented in Appendix C of the Referral Report dated September 10, 2024, entitled "Seniors Housing Strategy - Related Amendments to By-laws and Land-use Documents".

CARRIED UNANIMOUSLY (Vote No. 10268)
(Councillor Kirby-Yung absent for the vote)

2. Rezoning: 4489 Oak Street

An application by Kenneth King Architecture was considered as follows:

Summary: To rezone 4489 Oak Street from R1-1 (Residential Inclusive) District to RM-8AN (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.

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.

Staff Opening Comments

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

Speakers

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

The following spoke in opposition of the application:

- Nathan Davidowicz

The speakers list and receipt of public comments closed at 6:41 pm.

Council Decision

MOVED by Councillor Fry
SECONDED by Councillor Zhou

- A. THAT the application by Kenneth King Architecture, on behalf of Jagjit Singh Pabla and Dalwinder Kaur Pabla, the registered owners of the lands located at 4489 Oak Street [*PID 011-017-198; Lot 9 Block 735 District Lot 526 Plan 6011*], to rezone the lands from R1-1 (Residential Inclusive) District to RM-8AN (Multiple Dwelling) District, generally as presented in the Referral Report dated September 10, 2024, entitled "Rezoning: 4489 Oak Street", 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 September 10, 2024, entitled "Rezoning: 4489 Oak 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 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. 10269)
(Councillor Kirby-Yung absent for the vote)

3. Rezoning: 5950-5990 Granville Street

An application by Strand Holdings Ltd. was considered as follows:

Summary: To rezone 5950-5990 Granville Street from R1-1 (Residential) District to RR-2B (Residential Rental) District, to permit the development of a five-storey residential rental building. A floor space ratio (FSR) of 2.20 is 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

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

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Prior to hearing the staff presentation, it was,

*MOVED by Councillor Montague
SECONDED by Councillor Meiszner*

THAT Council waive the presentation for Item 3. Rezoning: 5950-5990 Granville Street.

*CARRIED UNANIMOUSLY
(Councillor Kirby-Yung absent for the vote)*

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Speakers

The Chair called three times for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:51 pm.

Council Decision

MOVED by Councillor Fry
SECONDED by Councillor Montague

- A. THAT the application by Strand Holdings Ltd., on behalf of Granville Street South Nominee Inc., the registered owner of the lands located at:

- 5950 Granville Street [*PID 011-141-492; Lot 3 of Lot 2 Block 6 District Lot 526 Plan 5486*];
- 5970 Granville Street [*PID 004-473-761; Lot 4 of Lot 2 Block 6 District Lot 526 Plan 5486*]; and
- 5990 Granville Street [*PID 007-109-547; Lot 5 of Lot 2 Block 6 District Lot 526 Plan 5486*];

to rezone the land from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, generally as presented in the Referral Report dated September 10, 2024, entitled “Rezoning: 5950-5990 Granville Street”, 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated September 10, 2024, entitled “Rezoning: 5950-5990 Granville Street”, be approved in principle, 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 zoning amendment by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated September 10, 2024, entitled “Rezoning: 5950-5990 Granville Street”, be approved in principle;

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.

- 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. 10270)
(Councillor Kirby-Yung absent for the vote)

4. Rezoning: 5212 Granville Street

An application by Kenneth E King Architecture Planning Urban Design + Interiors was considered as follows:

Summary: To rezone 5212 Granville Street from R1-1 (Residential) District to RR-2B (Residential Rental) District, to permit the development of a five-storey residential rental building. A floor space ratio (FSR) of 2.20 is 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

No correspondence was 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.

Speakers

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

The following spoke in opposition of the application:

- Leila Rahemtulla

The speakers list and receipt of public comments closed at 7:11 pm.

Council Decision

MOVED by Councillor Montague
SECONDED by Councillor Meiszner

- A. THAT the application by Kenneth E King Architecture Planning Urban Design + Interiors, on behalf of Ku Investment Co. Ltd., the registered owner of the land

located at 5212 Granville Street [*PID 011-042-141; Lot 1 Block 891 District Lot 526 Plan 5887*], to rezone the land from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, generally as presented in the Referral Report dated September 10, 2024, entitled "Rezoning: 5212 Granville Street", be approved in principle, 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated September 10, 2024, entitled "Rezoning: 5212 Granville Street", 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 zoning amendment by-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated September 10, 2024, entitled "Rezoning: 5212 Granville 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 zoning amendment 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. 10271)

5. CD-1 (50) Text Amendment: 3282-3296 East 1st Avenue

An application by Cornerstone Architecture was considered as follows:

Summary: To amend CD-1 (50) (Comprehensive Development) District By-law for 3282-3296 East 1st Avenue to permit a six-storey mixed-use residential building containing 63 rental units, with commercial space on the ground floor. A floor space ratio (FSR) of 3.5 and a height of 22.9 m (75 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 before the close of the speakers list and receipt of public comments:

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

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Prior to hearing the staff presentation, it was,

*MOVED by Councillor Fry
SECONDED by Councillor Bligh*

THAT Council waive the presentation for Item 5. CD-1 (50) Text Amendment: 3282-3296 East 1st Avenue.

CARRIED UNANIMOUSLY

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Speakers

The Chair called three times for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 7:24 pm.

Council Decision

MOVED by Councillor Fry
SECONDED by Councillor Bligh

- A. THAT the application by Cornerstone Architecture, on behalf of The Poor Italian Ristorante Ltd., the registered owner of the lands located at 3282-3296 East 1st Avenue [*PID 010-256-938; Lot A (Explanatory Plan 9638) Block 80 Section 30 Town of Hastings Suburban Lands Plan 8174*] to amend the text of CD-1 (50) (Comprehensive Development) District By-law No. 4379 to increase the maximum floor space ratio (FSR) from 0.4 to 3.5 and the maximum building height from 4.6 m (15 ft.) to 22.9 m (75 ft.), to permit the development of a six-storey mixed-use residential building containing 63 rental units with commercial space on the ground floor, generally as presented in the Referral Report dated September 10, 2024, entitled "CD-1 (50) Text Amendment: 3282-3296 East 1st Avenue", be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, 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 Alan James Architect and Cornerstone Architecture, received September 6, 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 September 10, 2024, entitled "CD-1 (50) Text Amendment: 3282-3296 East 1st Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the amended 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. 10272)

ADJOURNMENT

MOVED by Councillor Fry
SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:26 pm.

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