



PUBLIC HEARING MINUTES

NOVEMBER 12 AND 14, 2024

A Public Hearing of the City of Vancouver was held on Tuesday, November 12, 2024, at 6:01 pm, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting recessed and reconvened on Thursday, November 14, 2024, at 6 pm. This Public Hearing was convened in person and via electronic means as authorized under Section 566 of the *Vancouver Charter*.

PRESENT:

- Mayor Ken Sim
- Councillor Rebecca Bligh* (Leave of Absence – Personal Reasons on November 14, 2024)
- Councillor Adriane Carr
- Councillor Lisa Dominato* (Leave of Absence – Civic Business on November 14, 2024)
- Councillor Pete Fry* (Leave of Absence – Civic Business on November 14, 2024)
- Councillor Mike Klassen
- Councillor Peter Meiszner
- Councillor Brian Montague
- Councillor Lenny Zhou

ABSENT:

- Councillor Christine Boyle (Leave of Absence – Personal Reasons)
- Councillor Sarah Kirby-Yung (Leave of Absence – Civic Business)

CITY CLERK'S OFFICE:

- Tina Penney, Deputy City Clerk
- Olivia Kam, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The 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 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: 3983-3991 West 10th Avenue

An application by HNSA Architecture + Planning Inc was considered as follows:

Summary: To rezone 3983-3991 West 10th Avenue 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.

Council also had before it a memorandum from the General Manager, Planning, Urban Design and Sustainability dated November 5, 2024, entitled "Rezoning: 3983-3991 West 10th Ave. – Conditions of Approval in Appendix B", which corrected conditions as described in condition 1.14 of the Conditions of Approval (Appendix B, Part 1) and condition 2.2(b) of the Conditions of By-law Enactment (Appendix B, Part 2) in accordance with amendments to simplify rezoning applications and development permit requirements as approved by Council on July 25, 2023.

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:

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

Staff Opening Comments

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

Applicant Comments

None.

Speakers

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

The following spoke in opposition of the application:

- Ivy Lee
- Maria Harris

The following provided general comments on the application:

- Charlotte Bell

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

Applicant Closing Comments

None.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability noted all approvals in principle on this item are to be in accordance with the yellow memorandum entitled “Rezoning: 3983-3991 West 10th Ave. – Conditions of Approval in Appendix B”, dated November 5, 2024, and responded to questions.

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

A. THAT the application, by HNSA Architecture + Planning Inc, on behalf of:

- Lihan Yang, the registered owner of 3983 West 10th Avenue [PID 010-108-483; Lot 12 Block 184 District Lot 176 Plan 6188]; and
- Jian Yu, the registered owner of 3991 West 10th Avenue [PID 006-682-707; Lot 11 Block 184 District Lot 176 Plan 6188];

to rezone the lands from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental District, generally as presented in the Referral Report dated September 24, 2024, entitled “Rezoning: 3983-3991 West 10th 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, with the following amendments:

- (i) THAT condition 1.14 of the Conditions of Approval of the Development Application as contained in Appendix B, Part 1, of the above-noted report be corrected to read as follows:

“1.14 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5).

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the plumbing permit application stage. See vancouver.ca/rainwater for more information.”

- (ii) THAT condition 2.2(b) of the Conditions of By-law Enactment as contained in Appendix B, Part 2, of the above-noted report be corrected to read as follows:

“b. Provision of adequate sewer (storm and sanitary) service to meet the demands of the project, implementation of development(s) at 3983-3991 West 10th Avenue requires the:

- (i) development to be serviced to the existing 250 mm SAN and 900 mm STM sewers in the Lane/North of West 10th Avenue; and
- (ii) post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 2-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: Offsite upgrades are not conditioned to the development site because the servicing strategy of this area is under investigation and future servicing scope of this area is not defined. The development site release rate requirement is intended to mitigate the increased development discharge flows (increased imperviousness and population) and maintain existing sewer capacity conditions of the surrounding sewers.

Note to Applicant: The required sewer modifications on public land are located in or near an archeologically sensitive area. Archeological review/studies will be required prior to construction.”

- 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 24, 2024, entitled “Rezoning: 3983-3991 West 10th 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 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 24, 2024, entitled “Rezoning: 3983-3991 West 10th 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.

- 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. 10312)

2. CD-1 (843) Text Amendment: 888 West Broadway (formerly 878-898 West Broadway)

An application by Henriquez Partners Architects was considered as follows:

Summary: To amend CD-1 (843) (Comprehensive Development) District, to increase the building height from 42.3 m (139 ft.) to 51.0 m (167 ft.), to permit the development of two hotel towers at 15 storeys and 11 storeys, connected by a two-storey podium with commercial space on the ground floor. No change in density is proposed.

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 memorandum from the General Manager, Planning, Urban Design and Sustainability dated November 8, 2024, entitled “CD-1 (843) Text Amendment: 888 W Broadway (formerly 878-898 West Broadway) – Conditions of Approval in Appendix B”, which added an additional condition of enactment to Appendix B, Part 2.

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

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At this point in the proceedings, it was,

*MOVED by Councillor Klassen
SECONDED by Councillor Zhou*

*THAT Council waive the presentation for Item 2. CD-1 (843) Text Amendment: 888 West
Broadway (formerly 878-898 West Broadway).*

CARRIED UNANIMOUSLY

* * * * *

Staff Opening Comments

None.

Applicant Comments

None.

Speakers

The Mayor called three times for speakers for and against the application and Dennis Donoghue spoke in opposition to the application.

The speakers list and receipt of public comments closed at 6:58 pm.

Applicant Closing Comments

The applicant team addressed concerns regarding height and consideration of local emergency service operations.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability noted all approvals in principle on this item are to be in accordance with the yellow memorandum entitled “CD-1 (843) Text Amendment: 888 W Broadway (formerly 878-898 West Broadway) – Conditions of Approval in Appendix B”, dated November 8, 2024, and responded to questions.

Council Decision

MOVED by Councillor Carr
SECONDED by Councillor Dominato

- A. THAT the application by Henriquez Partners Architects, on behalf of Bosa Properties (WB Land) Inc., the registered owner of the lands located at 888 West Broadway [*PID 031-273-700; Lot A Block 357 District Lot 526 Group 1 New Westminster District Plan EPP67376*] to amend CD-1 (Comprehensive Development) District (843) By-law No. 13588 to increase the building height from 42.3 m (139 ft.) to 51.0 m (167 ft.), to permit the development of two hotel towers at 15 storeys and 11 storeys, connected by a two storey podium with commercial space on the ground floor, generally as presented in the Referral Report dated September 24, 2024, entitled "CD-1 (843) Text Amendment: 888 West Broadway (Formerly 878-898 West Broadway)", be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (843) By-law No. 13588, 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 Henriquez Partners Architects, received February 12, 2024, 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, with the following amendment:

- (i) THAT the following condition of enactment be included as condition 2.3 of Appendix B, Part 2:

"Non-stratification Covenant

2.3 Provision of a Modification of Covenant CB332253-CB332255 (being a Section 219 Covenant Prohibiting Separate Sale and Stratification) to remove the restriction on separate sale of the development property, while retaining the prohibition on the strata subdivision of the development property."

- 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. 10313)

3. CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street

An application by Studio One Architecture was considered as follows:

Summary: To amend CD-1 (845) (Comprehensive Development) District By-law for 728-796 Main Street and 205 Union Street to allow for the residential tenure to be 100% social housing, a floor space ratio (FSR) increase from 6.79 to 7.4, and a height increase from 35.5 m (115 ft.) to 39.0 m (128 ft.).

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:

- 23 pieces of correspondence in support of the application;
- 12 pieces of correspondence in opposition to the application; and
- three pieces of correspondence dealing with other aspects of the application.

Staff Opening Comments

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

Applicant Comments

The applicant team responded to questions.

Speakers

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

The following spoke in support of the application:

- Vincent Fodera
- Joshua Tecumseh Robertson
- Petros Kusmu
- June Francis
- Amy Robichaud

The following provided general comments on the application:

- Yasin Kiraga Misago
- Ezead Patrick U
- Paul Mulango
- Andrew Mutuma

The speakers list and receipt of public comments closed at 8:03 pm.

Applicant Closing Comments

The applicant team addressed concerns about community consultation.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Fry

SECONDED by Councillor Dominato

- A. THAT the application by Studio One Architecture, on behalf of Hogan's Alley Society, Inc., the registered owner of the lands located at 728-796 Main Street and 205 Union Street [*PID 031-746-713; Lot A Block 20 District Lot 196 Group 1 New Westminster District Plan EPP114015*] to amend the text of CD-1 (Comprehensive Development) District (845) By-law No. 13614 to permit all dwelling uses to be social housing, amend the family housing mix, increase the building height from 35.5 m (116 ft.) to 39 m (128 ft.) and the floor space ratio (FSR) from 6.79 to 7.4, generally as presented in the Referral Report dated September 24, 2024, entitled "CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street", be approved in principle;

FURTHER THAT the draft CD-1 By-law to amend CD-1 (845) By-law No. 13614, 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 24, 2024, entitled "CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union 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. 10314)

4. CD-1 Rezoning: 523-549 East 10th Avenue

An application by Fastmark Acquisitions Corporation was considered as follows:

Summary: To rezone 523-549 East 10th Avenue from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 19-storey mixed-use building, with a private 25-space childcare facility and 175 units. A floor space ratio (FSR) of 5.80 and a height of 61.6 m (202 ft.), with additional height for 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.

Council also had before it a memorandum from the General Manager, Planning, Urban Design and Sustainability dated November 6, 2024, entitled "CD-1 Rezoning: 523-549 East 10th Avenue – Application to amend the Noise Control By-law for the new CD-1", which noted an amendment to the Noise Control By-law No. 6555 to include the addition of the CD-1 to Schedule B (Intermediate Zone). Staff also noted that the change does not alter the proposed form of development and no changes are required to the conditions of approval as noted in Appendix B of the Referral Report dated September 24, 2024, entitled "CD-1 Rezoning: 523-549 East 10th Avenue" as the by-law posted for this item contains the change discussed.

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:

- 90 pieces of correspondence in support of the application;

- 80 pieces of correspondence in opposition to the application; and
- four 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

None.

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At this point in the proceedings, it was

MOVED by Councillor Klassen

SECONDED by Councillor Dominato

THAT Council extend the meeting past 10 pm to complete hearing from speakers on Item 4. CD-1 Rezoning: 523-549 East 10th Avenue and refer closing comments, debate and decision to November 14, 2024, at 6 pm.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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Speakers

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

The following spoke in support of the application:

- Russil Wvong
- Oliver Tennant
- Bobo Eyrich
- Rebecca Hartley
- Peter Dowdy
- Mitchell Knoepfel
- Skyler McMin
- Michelle Spencer
- Devon Hussack
- Nader Malek

The following spoke in opposition of the application:

- Stephen Bohus
- Lewis Villegas

- Rusaba Alam
- Hiresh Gindwani
- Jennifer Vollrath
- Mark Thomson
- James Bottomley
- Laurel Thomson
- Emma Gardner
- Elizabeth Abiera
- Mark Johnston
- Alana Green

The following provided general comments on the application:

- Martin Rahn
- Vicky Kwan
- Adrian Lai

The speakers list and receipt of public comments closed at 10:19 pm.

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*On November 12, 2024, Council recessed at 10:20 pm and reconvened on
November 14, 2024, at 6 pm.*

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Applicant Closing Comments

None.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

- A. THAT the application by Fastmark Acquisitions Corporation, on behalf of 1422909 B.C.¹ Ltd. the registered owner of the lands located at 523-549 East 10th Avenue [Lots 21 to 17 of Lot A Block 156 District Lot 264A Plans 390 and 1771; PIDs 015-315-959, 005-954-878, 011-851-724, 015-315-941 and 015-315-932 respectively], to rezone a consolidation of the above

¹ Beneficially owned and controlled by Johannes Dieckheuer, Hans Fast, Hans Hammer, and Christoph Wendl

properties from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 5.80 and the maximum building height from 10.7 m (35 ft.) to 61.6 m (202 ft.) with additional height for the portion of the rooftop amenity, to permit the development of a 19-storey mixed-use building containing 175 rental units, with 20% of the residential floor area for below-market rental units, and a private 25-space childcare facility, generally as presented in the Referral Report dated September 24, 2024, entitled "CD-1 Rezoning: 523-549 East 10th 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 GBL Architects, on behalf of Fastmark Acquisitions Corp received June 13, 2023, and resubmission plans received February 1, 2024, 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 24, 2024, entitled "CD-1 Rezoning: 523-549 East 10th Avenue", 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 September 24, 2024, entitled "CD-1 Rezoning: 523-549 East 10th Avenue", 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 dated September 24, 2024, entitled "CD-1 Rezoning: 523-549 East 10th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law as noted in the memorandum from the General Manager, Planning, Urban Design and Sustainability dated November 6, 2024, entitled "CD-1 Rezoning: 523-549 East 10th Avenue – Application to amend the Noise Control By-law for the new CD-1" 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. 10328)
(Councillors Bligh, Fry and Dominato absent for the vote)

5. CD-1 Rezoning: 701 Kingsway

An application by Qualex-Landmark Living Inc. was considered as follows:

Summary: To rezone 701 Kingsway from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a 24-storey mixed-use building, containing 201 rental units, and commercial space on the ground floor and on level two. A floor space ratio (FSR) of 8.5 and a height of 84.6 m (278 ft.), with additional height for 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

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

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

Staff Opening Comments

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

Applicant Comments

The applicant team noted several highlights of the project and responded to questions.

Speakers

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

The following spoke in support of the application:

- Lisa Rupert
- Sebastien Jutras
- Marcus Weber
- Russil Wvong
- Catherine Kilpatrick
- Lin Shen
- Peter Dowdy
- Nathan Chan
- John Burke
- Sanja Sladojevic
- Mark Boardman
- Simon Fuller
- Blair Smith
- Bobo Eyrich
- Jack Rowdy
- Eric Freeidoth
- Robert Keegan
- Pia Montes
- Justice Hampton
- Daniel Holloway
- Mark Mclennan
- Avian Lightner

The following spoke in opposition of the application:

- Jessica Leung
- Philip Poulin
- Lewis Villegas
- Stephen Bohus
- Tony Li
- Kristi Anderson
- Ronan Geoghegan
- Elizabeth Abiera
- Taylor Bilenduke
- Richard Georg
- Gregory Culley
- Nell Paulien Velma
- Joan Jaccard
- Betty Ashley

The speakers list and receipt of public comments closed at 8:28 pm.

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At this point in the proceedings, it was,

*MOVED by Councillor Montague
SECONDED by Councillor Zhou*

*THAT Council refer questions to staff, debate and decision on Item 5. CD-1 Rezoning:
701 Kingsway to the Council meeting on Tuesday, November 26, 2024, as Unfinished
Business.*

*CARRIED UNANIMOUSLY
(Councillors Bligh, Dominato and Fry absent for the vote)*

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6. CD-1 Rezoning: 2156-2174 West 14th Avenue

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

Summary: To rezone 2156-2174 West 14th Avenue from RT-7 (Residential) District to CD 1 (Comprehensive Development) District, to permit the development of a 17-storey mixed use building containing 170 rental units, of which 20% of the residential floor area will be secured as below-market rental units, and ground-floor commercial space. A floor space ratio (FSR) of 5.8 and a height of 56 m (184 ft.), with additional height for 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.

Council also had before it a memorandum from the General Manager, Planning, Urban Design and Sustainability dated November 8, 2024, entitled “CD-1 Rezoning: 2156-2174 West 14th Avenue – Amendment to draft CD-1 By-law”, which noted a correction to the draft CD-1 By-law.

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:

- 268 pieces of correspondence in support of the application;
- 144 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.

Applicant Comments

None.

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At this point in the proceedings, it was

*MOVED by Councillor Montague
SECONDED by Councillor Meiszner*

*THAT Council extend the meeting past 10 pm to complete hearing speakers for Item 6.
CD-1 Rezoning: 2156-2174 West 14th Avenue;*

*FURTHER THAT Council hear the staff presentation and complete hearing speakers for
Item 7. CD-1 Rezoning: 2175 West 7th Avenue.*

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillors Bligh, Dominato and Fry absent for the vote)*

* * * * *

Speakers

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

The following spoke in support of the application:

- Russil Wvong
- Devon Hussack
- Peter Dowdy
- Michelle Spencer
- Daniel Oleksiuk
- Stuart Smith
- Harmon Moon
- Blair Smith
- Rebecca Hartley
- Ruofan Wang

The following spoke in opposition of the application:

- Sharon Rublowski
- Karen Finnan
- Sean McEwen
- Chris Stokes

- Dianne Ledingham
- Tony Colabraro
- Andy Keller
- Kin Chong
- Erin Tucker
- Diana M Davidson
- Mark Battersby
- Pamela Fitzpatrick
- Anthony Vicebraga

The speakers list and receipt of public comments closed at 10:34 pm.

Applicant Closing Comments

None.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability noted all approvals in principle on this item are to be in accordance with the yellow memorandum entitled “CD-1 Rezoning: 2156-2174 West 14th Avenue – Amendment to draft CD-1 By-law”, dated November 8, 2024.

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At this point in the proceedings, it was,

*MOVED by Councillor Montague
SECONDED by Councillor Klassen*

THAT Council refer questions to staff, debate and decision on Item 6. CD-1 Rezoning: 2156-2174 West 14th Avenue to the Council meeting on Tuesday, November 26, 2024, as Unfinished Business.

*CARRIED UNANIMOUSLY
(Councillors Bligh, Dominato and Fry absent for the vote)*

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7. CD-1 Rezoning: 2175 West 7th Avenue

An application by Gracorp Properties LP was considered as follows:

Summary: To rezone 2175 West 7th Avenue from RM-4 (Multiple Dwelling) to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey residential building containing 182 rental units, of which 20% of the residential floor area will be secured as below-market rental units.

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:

- 48 pieces of correspondence in support of the application;
- 40 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.

Applicant Comments

The applicant team noted several highlights of the project and addressed concerns on increased traffic.

Speakers

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

The following spoke in support of the application:

- Russil Wvong
- Devon Hussack
- Peter Dowdy
- Ruofan Wang
- Michelle Spencer
- Harmon Moon

The following spoke in opposition of the application:

- Alana Green
- Charmaine Gorrie
- John Hatzitolios
- Andy Keller
- Peter Rees
- Tony Colabraro
- Jessica Renshaw
- Lisa Christie

The speakers list and receipt of public comments closed at 11:39 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

* * * * *

At this point in the proceedings, it was,

*MOVED by Councillor Montague
SECONDED by Councillor Meiszner*

*THAT Council refer questions to staff, debate and decision on Item 7. CD-1 Rezoning:
2175 West 7th Avenue to the Council meeting on Tuesday, November 26, 2024, as
Unfinished Business.*

*CARRIED UNANIMOUSLY
(Councillors Bligh, Dominato and Fry absent for the vote)*

* * * * *

ADJOURNMENT

MOVED by Councillor Montague
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned on November 14, 2024, at 11:40 pm.

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