



## PUBLIC HEARING MINUTES

NOVEMBER 26, 2024

A Public Hearing of the City of Vancouver was held on Tuesday, November 26, 2024, at 6:03 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 Brian Montague, Deputy Mayor  
Councillor Adriane Carr  
Councillor Pete Fry  
Councillor Sarah Kirby-Yung  
Councillor Mike Klassen  
Councillor Peter Meiszner  
Councillor Lenny Zhou

**ABSENT:**

Mayor Ken Sim (Leave of Absence – Personal Reasons)  
Councillor Rebecca Bligh (Leave of Absence – Civic Business)  
Councillor Christine Boyle (Leave of Absence – Personal Reasons)  
Councillor Lisa Dominato (Leave of Absence – Medical Leave)

**CITY CLERK'S OFFICE:**

Lesley Matthews, Acting Deputy City Clerk  
David Yim, Meeting Coordinator

### WELCOME

The Chair acknowledged that we are on the unceded homelands of the Musqueam, Squamish, and Tseil-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 staff members who work hard every day to help make our city an incredible place to live, work, and play.

### 1. Council Delegation of Authority to Approve the Form of Development

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

Summary: To amend Section 3 (Authorities) of the Zoning and Development By-law for Council to delegate the authority to approve the Form of Development. This provision is intended to streamline the permitting process by allowing the Form of Development to be reviewed and approved by the Director of Planning.

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:

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

### **Staff Opening Comments**

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

### **Applicant Comments**

None.

### **Speakers**

The Chair called three times for speakers for and against the application. Gurpreet Purewal provided general comments on the application.

The speakers list and receipt of public comments closed at 6:25 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

None.

### **Council Decision**

MOVED by Councillor Fry  
SECONDED by Councillor Kirby-Yung

- A. THAT Council approve the amendment to Section 3 of the Zoning and Development By-law generally in accordance with Appendix A of the Referral

Report dated September 24, 2024, entitled “Council Delegation of Authority to Approve the Form of Development”.

- B. THAT the Director of Legal Services be instructed to bring forward for enactment the amendment to the Zoning and Development By-law, generally in accordance with Appendix A of the Referral Report dated September 24, 2024, entitled “Council Delegation of Authority to Approve the Form of Development” to come into effect January 1, 2025.

CARRIED UNANIMOUSLY (Vote No. 10344)

## **2. CD-1 REZONING: 1068-1090 Burnaby Street and 1318 Thurlow Street**

An application by Anthem Crestpoint (Thurlow) Limited Partnership was considered as follows:

Summary: To rezone 1068-1090 Burnaby Street and 1318 Thurlow Street from RM-5A (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 31-storey residential building containing 300 rental units, with 20% of the residential floor area secured for below-market rental. A floor space ratio (FSR) of 12.63 and a height of 82.0 m (269 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:

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

### **Staff Opening Comments**

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

### **Applicant Comments**

The applicant team responded to questions.

### **Speakers**

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

The following spoke in support of the application:

- Kyle Randall
- Corey Colville
- Teri Smith

The following spoke in opposition of the application:

- Nicole German
- Greg Logarigis

The following provided general comments on the application:

- Leslie Adams

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

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

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

### **Council Decision**

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Fry

- A. THAT the application by Anthem Crestpoint (Thurlow) Limited Partnership, on behalf of Thurlow Street Project Nominee Inc., the registered owner of the lands located at 1068-1090 Burnaby Street and 1318 Thurlow Street [*PID 030-712-831; Lot 1 District Lot 185 Group 1 New Westminster District Plan EPP87122*], to rezone the lands from RM-5A (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.20 to 12.63 and the maximum building height from 18.3 m (60 ft.) to 82.0 m (269 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 31-storey residential rental building containing 300 units, with 20% of the residential floor area secured for below-market rental units, generally as presented in the Referral Report dated October 8, 2024, entitled "CD-1 Rezoning: 1068-1090 Burnaby Street and 1318 Thurlow 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 Boniface Oleksiuk Politano Architects, received December 14, 2022, with revisions received June 6, 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 October 8, 2024, entitled "CD-1 Rezoning: 1068-1090 Burnaby Street and 1318 Thurlow 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. 10345)

### **3. CD-1 REZONING: 1960 West 7th Avenue**

An application by Gracorp Properties LP was considered as follows:

Summary: To rezone 1960 West 7th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey residential building containing 183 rental units, and at least 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.50 and a height of 61 m (200 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.

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*At this point in the meeting, Councillor Carr disclosed that she had received correspondence by email regarding the application and had forwarded the correspondence to Council and staff as the original correspondence was sent only to her. The correspondence was the slide deck prepared by one of the speakers of item 3 and was made available to the public during his presentation.*

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### **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:

- 11 pieces of correspondence in support of the application;
- 20 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**

The applicant team provided opening comments.

### **Speakers**

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

The following spoke in support of the application:

- Ruofan Wang

The following spoke in opposition of the application:

- Stephen Bohus
- Lewis Villegas
- Sheryl Webster
- Karen Wiger
- Scott Woodworth

The speakers list and receipt of public comments closed at 8:04 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

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

### **Council Decision**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Fry

- A. THAT the application by Gracorp Properties LP, on behalf of Kitsilano East Development Holdings Ltd., the registered owner of the lands located at 1960 West 7th Avenue [*Lots 4 to 6 Block 306 District Lot 526 Plan 590; PIDs 004-623-011, 004-623-037 and 004-623-045 respectively*], to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.45 to 6.50 and the maximum building height from 10.7 m (35 ft.) to 61 m (200 ft.), plus additional height for rooftop amenity, to permit the development of a 20-storey residential rental building, with 20% of the residential floor area for below-market rental units, generally as presented in the Referral Report dated October 8, 2024, entitled "CD-1 Rezoning: 1960 West 7th 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 Musson Cattell Mackey Partnership, received December 11, 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 October 8, 2024, entitled "CD-1 Rezoning: 1960 West 7th 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 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. 10347)

#### **ADJOURNMENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Fry

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:15 pm.

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