



## PUBLIC HEARING MINUTES

DECEMBER 10, 2024

A Public Hearing of the City of Vancouver was held on Tuesday, December 10, 2024, at 6:02 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*.

<b>PRESENT:</b>	Councillor Pete Fry, Chair Councillor Adriane Carr Councillor Sarah Kirby-Yung* (Leave of Absence – Civic Business from 6 pm to 6:45 pm) Councillor Mike Klassen Councillor Peter Meiszner Councillor Brian Montague Councillor Lenny Zhou
<b>ABSENT:</b>	Mayor Ken Sim (Leave of Absence – Civic Business) Councillor Rebecca Bligh Councillor Christine Boyle (Leave of Absence – Personal Reasons) Councillor Lisa Dominato (Leave of Absence – Medical Leave)
<b>CITY CLERK'S OFFICE:</b>	Tina Penney, Deputy City Clerk Kevin Burris, Manager, Civic Agencies Cassia Nasralla, 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. 2610 Marine Crescent – Heathfield House – Heritage Designation**

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

Summary: To designate the structure and exterior of the building at 2610 Marine Crescent, known as “Heathfield House,” which is listed on the Vancouver Heritage Register (VHR), as protected heritage property. The proposed by-law would allow the Director of Planning to grant additional density for the site under Section 5.1.2 of the Zoning and Development By-law, and other relaxations, in exchange for the rehabilitation and protection of the heritage building.

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 being scheduled to the Public Hearing and before the close of the speakers list and receipt of public comments.

### **Staff Opening Comments**

None.

### **Applicant Comments**

None.

### **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 6:17 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

None.

## Council Decision

MOVED by Councillor Carr  
SECONDED by Councillor Montague

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Sections 593 and 594 of the *Vancouver Charter*, a by-law to designate as protected heritage property the structure and exterior of the existing building at 2610 Marine Crescent (PID: 019-139-373, Lot 1 Blocks 6 and 7 of Block 3 District Lot 315 Plan LMP21416 ( "Lot 1")) known as the "Heathfield House" (the "heritage building") which is listed on the Vancouver Heritage Register.
- B. THAT Council determines that the proposal to develop Lot 1 and that adjacent property at 2606 Marine Crescent (PID: 019-139-381, Lot 2 Blocks 6 and 7 of Block 3 District Lot 315 Plan LMP21416 ("Lot 2") (together, Lot 1 and Lot 2 comprise the "site")), as submitted under Development Permit Application DP-2024-00294 (the "DP Application") and as described in the Report dated November 7, 2024, entitled "2610 Marine Crescent – Heathfield House – Heritage Designation", makes a contribution to the conservation of the heritage building with respect to the provisions of Section 5.1.2 of the *Zoning and Development 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 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. 10413)  
(Councillor Kirby-Yung absent for the vote)

## 2. CD-1 Text Amendment: 8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario Street)

An application by Chard Development Ltd. was considered as follows:

Summary: To amend CD-1 (826) By-law, to permit the development of a 21-storey mixed-use building, with commercial space on the ground floor, a private 37-space childcare facility, and 168 rental units. A floor space ratio (FSR) of 8.50 and a height of 62.0 m (203 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:

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

### **Staff Opening Comments**

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

### **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:

- Kate O'Neill

The speakers list and receipt of public comments closed at 6:39 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

None.

### **Council Decision**

MOVED by Councillor Carr  
SECONDED by Councillor Montague

- A. THAT the application by Chard Development Ltd., on behalf of Brontario Properties Inc., the registered owner of the lands at 8 East Broadway (formerly 2-

24 East Broadway and 2520 Ontario Street) [*PID 031-721-231; Lot A Block 27 District Lot 302 Group 1 New Westminster District Plan EPP121271*], to amend the text of CD-1 (826) (Comprehensive Development) District By-law No. 13478 to increase the maximum floor space ratio (FSR) from 7.50 to 8.50 and the maximum building height from 45.1 m (148 ft.) to 62.0 m (203 ft.), with additional height for the portion with rooftop amenity, to permit the development of a 21-storey mixed-use rental building containing commercial uses and a private childcare facility, generally as presented in the Referral Report dated October 29, 2024, entitled “CD-1 Text Amendment: 8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario 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 Musson Cattell Mackey Partnership, received August 15, 2023, and resubmission plans received April 10, 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 29, 2024, entitled “CD-1 Text Amendment: 8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario 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. 10412)

### **3. CD-1 Rezoning: 1726 West 11th Avenue**

An application by Sightline Properties was considered as follows:

Summary: To rezone 1726 West 11th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 19 storey and 20-storey mixed-use building with a three-storey podium containing 283 rental units, of which 20% are to be secured at below-market rent, with commercial space on the ground floor. A floor space ratio (FSR) of 6.8 and a height of 63.2 m (207 ft.), with additional height for mechanical appurtenances, 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:

- 16 pieces of correspondence in support of the application; and
- seven 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**

The applicant team responded to questions.

#### **Speakers**

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

The following spoke in opposition to the application:

- Stephen Bohus
- Lewis N Villegas
- Sue Fenyvesi

The speakers list and receipt of public comments closed at 7:18 pm.

### **Applicant Closing Comments**

The applicant provided closing comments.

### **Staff Closing Comments**

None.

### **Council Decision**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

- A. THAT the application by Sightline Properties on behalf of Jordan Holdings Ltd., the registered owner of the lands located at 1726 West 11th Avenue [*Lots 6 to 10 Block 388 District Lot 526 Plan 1949; PIDs 014-183-714, 014-183-722, 014-183-731, 014-183-749 and 014-183-757 respectively*] to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.0 to 6.8 and the building height from 36.6 m (120 ft.) to 63.2 m (207 ft.), with additional height for the portion with rooftop amenity, to permit a 19-storey and a 20-storey mixed-use building containing rental residential units, of which 20% of the residential floor area will be secured as below-market rental units, and ground-floor commercial, generally as presented in the Referral Report dated October 29, 2024, entitled "CD-1 Rezoning: 1726 West 11th 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 Ciccozzi Architecture and provided to the City on October 17, 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 29, 2024, entitled "CD-1 Rezoning: 1726 West 11th 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 October 29, 2024, entitled "CD-1 Rezoning: 1726 West 11th 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 October 29, 2024, entitled "CD-1 Rezoning: 1726 West 11th Avenue";

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 to 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. 10411)

#### **4. CD-1 Rezoning: 1365 West 12th Avenue**

An application by 1343153 B.C. Ltd (represented by Urban Strategies Inc.) was considered as follows:

Summary: To rezone 1365 West 12th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a 20-storey mixed-use building containing 97 rental units with 20% of the residential floor area for below-market rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 6.8 and a height of 63.1 m (207 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:

- four pieces of correspondence in support of the application; and
- five 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**

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:

- Kate O'Neill

The following spoke in opposition to the application:

- Stephen Bohus
- Lewis N Villegas
- Gordon Yusko
- Wendy Mildred Brundige
- Natalie Hill
- Sarah Macleod

The speakers list and receipt of public comments closed at 8:22 pm.

## **Applicant Closing Comments**

The applicant team provided closing comments.

## **Staff Closing Comments**

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

## Council Decision

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

- A. THAT the application by 1343153 B.C. Ltd. (represented by Urban Strategies Inc.), the registered owner of the lands located at 1365 West 12th Avenue [*Lots 17 and 18 Block 392 District Lot 526 Plan 1276; PIDs 006- 267-351 and 006-267-408 respectively*], to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.0 to 6.8 and the maximum building height from 36.6 m (120 ft.) to 63.1 m (207 ft.) with additional height for the rooftop amenity, to permit the development of a 20-storey mixed-use building containing 97 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, with commercial space on the ground floor, generally as presented in the Referral Report dated October 29, 2024, entitled “CD-1 Rezoning: 1365 West 12th 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 Sea to Sky Architecture Inc., received December 22, 2022, and supplemental drawings received on July 3, 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 29, 2024, entitled “CD-1 Rezoning: 1365 West 12th 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 new CD-1, generally as set out in Appendix C of the Referral Report dated October 29, 2024, entitled “CD-1 Rezoning: 1365 West 12th 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 October 29, 2024, entitled “CD-1 Rezoning: 1365 West 12th Avenue”;

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 to 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. 10410)

## **ADJOURNMENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:31 pm.

\* \* \* \* \*