



PUBLIC HEARING MINUTES

JANUARY 21, 2025

A Public Hearing of the City of Vancouver was held on Tuesday, January 21, 2025, 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 Sarah Kirby-Yung, Chair
Councillor Rebecca Bligh
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Lenny Zhou

ABSENT: Mayor Ken Sim (Leave of Absence – Civic Business)

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
David Yim, 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. Miscellaneous Amendments Concerning Various CD-1 By-laws and Schedule E of the Zoning and Development By-law

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

Summary: To make miscellaneous amendments to by-laws for the following: CD-1 (369) for 901-967 and 940-990 Seymour Street, CD-1 (691) for 500-650 West 57th Avenue, CD-1 (876) for 1961-1995 East Broadway and 2465 Semlin Drive, CD-1 (305) for 1899 West 1st Avenue, and Schedule E of the Zoning and Development By-law, to improve clarity, update references, correct inadvertent errors or omissions, and/or improve the administration of the by-laws.

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

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 6:18 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

- A. THAT Council approves the application to:
- (i) amend CD-1 (369) By-law No. 7673 for 901-967 and 940-990 Seymour Street, to permit a wider range of commercial uses, generally as presented in Appendix A of the Referral Report dated November 26, 2024, entitled “Miscellaneous Amendments Concerning Various CD-1 By-laws and Schedule E of the Zoning and Development By-law”;
 - (ii) amend CD-1 (696) By-law No. 12105 for 500-650 West 57th Avenue, to permit a wider range of commercial uses, generally as presented in Appendix B of the above-noted report;
 - (iii) amend CD-1 (876) By-law No. 14147 for 1961-1995 East Broadway and 2465 Semlin Drive to increase building height and permit an additional residential use, generally as presented in Appendix C of the above-noted report;
 - (iv) amend CD-1 (305) By-law No. 7174 for 1899 West 1st Avenue to permit a wider range of commercial uses, generally as presented in Appendix D of the above-noted report; and
 - (v) amend Schedule E of the Zoning and Development By-law to remove the current building line for 2096 West Broadway and 2560-2576 Arbutus Street, generally as presented in Appendix E of the above-noted report.
- B. THAT A 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; 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. 10472)

2. Rezoning: 626 West 32nd Avenue

An application by Matthew Cheng Architect Inc. was considered as follows:

Summary: To rezone 626 West 32nd Avenue from R1-1 (Residential Inclusive) District to RM-8A (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.

Applicant Comments

None.

Speakers

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

The following spoke to other aspects of the application:

- Sarah MacLeod

The speakers list and receipt of public comments closed at 6:35 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

- A. THAT the application by Matthew Cheng Architect Inc., on behalf of 1454625 B.C. Ltd.¹, the registered owners of the lands located at 626 West 32nd Avenue [*PID 010-758-941; Lot 5 Block 819 District Lot 526 Plan 7221*], to rezone the lands from R1-1 (Residential Inclusive) District to RM-8A (Multiple Dwelling) District, generally as presented in the Referral Report dated November 26, 2024, entitled "Rezoning: 626 West 32nd 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 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 November 26, 2024, entitled "Rezoning: 626 West 32nd 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.

- C. THAT A and B 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

¹ Represented by Mohammed Sohail

discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 10473)

3. Rezoning: 2520-2544 West 16th Avenue and 3223 Larch Street

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

Summary: To rezone 2520-2544 West 16th Avenue and 3223 Larch Street from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, to permit the development of a five-storey residential rental building with a partial storey for rooftop amenity space. A floor space ratio (FSR) of 2.40 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

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; and
- eight 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.

Applicant Comments

The applicant team provided opening comments and responded to questions.

Speakers

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

The following spoke in opposition to the application:

- Johnny Yang
- Lisa Cortes
- Hua Bin Yu

The speakers list and receipt of public comments closed at 7:04 pm.

Applicant Closing Comments

None.

Staff Closing Comments

Staff provided a brief clarification on the application.

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

- A. THAT the application, by Strand Holdings Ltd. on behalf of:
- Terry Atsalakis, the registered owner of 2520 West 16th Avenue [*PID 010-802-096; Lot 7 Block 480A District Lot 526 Plan 6819*],
 - Larch Street West Nominee Inc., the registered owner of 2532 West 16th Avenue [*PID 008-997-870; Lot 6 Block 480A District Lot 526 Plan 6819*] and 3223 Larch Street [*PID 010-802-142; Lot 8 Block 480A District Lot 526 Plan 6819*], and
 - Paul Poy Hung Leong, the registered owner of 2544 West 16th Avenue [*PID 010-802-045; Lot 5 Block 480A District Lot 526 Plan 6819*],

to rezone the lands from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, generally as presented in the Referral Report dated November 26, 2024, entitled "Rezoning: 2520-2544 West 16th Avenue and 3223 Larch 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 November 26, 2024, entitled "Rezoning: 2520-2544 West 16th Avenue and 3223 Larch 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 November 26, 2024, entitled “Rezoning: 2520-2544 West 16th Avenue and 3223 Larch 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 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. 10474)

4. Rezoning: 5889-5925 Dunbar Street

An application by Steve Peng Architect was considered as follows:

Summary: To rezone 5889-5925 Dunbar Street from R1-1 (Residential Inclusive) District to RR-2B (Residential Rental) District, to permit the development of a five-storey residential rental building with a partial storey for rooftop amenity space. 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

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

- one piece 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.

Applicant Comments

None.

Speakers

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

The following spoke to other aspects of the application:

- Sarah MacLeod

The speakers list and receipt of public comments closed at 7:20 pm.

Applicant Closing Comments

None.

Staff Closing Comments

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

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

A. THAT the application, by Steve Peng Architect, on behalf of:

- Hua Ming Luo, the registered owner of 5889 Dunbar Street [*PID 014-650-851; The North 1/2 of Lot 30, Except the West 10 Feet Now Lane, Block 4 District Lot 320 Plan 1847*]; and
- 1079202 B.C. Ltd, the registered owner of 5925 Dunbar Street [*PID 014-650-878; The South 1/2 of Lot 30, Except the West 10 Feet Now Lane, Block 4 District Lot 320 Plan 1847*];

to rezone the lands from R1-1 (Residential) District to RR-2B (Residential Rental) District, generally as presented in the Referral Report dated November 26, 2024, entitled "Rezoning: 5889-5925 Dunbar 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 November 26, 2024, entitled "Rezoning: 5889-5925 Dunbar 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 November 26, 2024, entitled "Rezoning: 5889-5925 Dunbar 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 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; 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. 10475)

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:23 pm.

* * * * *