



## **PUBLIC HEARING MINUTES**

**JANUARY 23, 2025**

A Public Hearing of the City of Vancouver was held on Thursday, January 23, 2025, at 6:01 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 – Personal Reasons)

**CITY CLERK'S OFFICE:** Tina Penney, Deputy City Clerk  
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. CD-1 Rezoning: 1434-1456 West 8th Avenue**

An application by PCI Developments was considered as follows:

**Summary:** To rezone 1434-1456 West 8th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a 25-storey mixed-use building containing 154 rental units, of which 20% of the residential floor space will be for below-market rental units, with commercial space on the ground floor and second level. A floor space ratio (FSR) of 8.0 and a height of 77.8 m (255 ft.), with additional height for rooftop amenity and mechanical appurtenance spaces, 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:

- 15 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.

### **Applicant Comments**

None.

### **Speakers**

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

The following spoke in support of the application:

- Dale McClanaghan
- Tia Montes
- Eric Freeboth
- Jackson Spencer
- Frances Miltiore
- Tiamshu Yin

The following spoke in opposition of the application:

- Sarah MacLeod

- Stephen Bohus

The following provided general comments on the application:

- Lynn Sawatzky

The speakers list and receipt of public comments closed at 6:52 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

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

### **Council Decision**

MOVED by Councillor Klassen

SECONDED by Councillor Meiszner

A. THAT the application by PCI Developments, on behalf of:

- 1434 West Eighth Nominee Corp., the registered owner of the lands located at 1434 West 8th Avenue [PIDs 015-201-309 and 015-201-333; Lot 22 and 23 respectively, Except (A) Part in Plan 4379 and (B) Part in Explanatory Plan 5167, Block 331 District Lot 526 Plan 590]; and
- 1456 West Eighth Nominee Corp., the registered owner of the lands located at 1456 West 8th Avenue [PID 030-624-665; Lot A District Lot 526 Group 1 New Westminster District Plan EPP86917];

to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 3.0 to 8.0 and the maximum building height from 9.2 m (30 ft.) to 77.8 m (255 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 25-storey mixed-use building containing 154 rental units, of which 20% of the residential floor area will be for below-market rental units, with commercial space on the ground floor and second level, generally as presented in the Referral Report dated November 26, 2024, entitled "CD-1 Rezoning: 1434-1456 West 8th 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 September 21, 2023, and supplemental plans received March 19, 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 November 26, 2024, entitled "CD-1 Rezoning: 1434-1456 West 8th 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 November 26, 2024, entitled "CD-1 Rezoning: 1434-1456 West 8th 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 November 26, 2024, entitled "CD-1 Rezoning: 1434-1456 West 8th 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 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. 10485)

## **2. CD-1 Rezoning: 1190 West 10th Avenue**

An application by JTA Development Consultants was considered as follows:

Summary: To rezone 1190 West 10th Avenue from RM-3 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a 21-storey mixed-use building, with 172 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 66.6 m (218 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:

- six pieces of correspondence in support of the application;
- 11 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.

### **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 of the application:

- Fiona O'Connell
- Shristi Pradhan
- Bikram Adhikari
- Sue Fenyesi
- Stephen Bohus
- Sarah MacLeod
- Amy Kheong

The speakers list and receipt of public comments closed at 7:52 pm.

### **Applicant Closing Comments**

None.

### **Staff Closing Comments**

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

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*Prior to the vote on the item, Acting Mayor Kirby-Yung relinquished the Chair to Deputy Mayor Meiszner in order to participate in debate and resumed the Chair once finished.*

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### **Council Decision**

MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

- A. THAT the application by JTA Development Consultants, on behalf of Beverly Manor Ltd., the registered owner of the lands located at 1190 West 10th Avenue:
- PID 015-014-509; Lot 3 Block 374 District Lot 526 Plan 991;
  - PID 015-014-754; Lot A, Except the South 40 Feet, Block 374 District Lot 526 Plan 991; and
  - PID 015-014-711; The South 40 Feet of Lot A Block 374 District Lot 526 Plan 991;

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 66.6 m (218 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 21-storey mixed-use rental building with 20% of the residential floor area for below-market rental units and commercial space on the ground floor, generally as presented in the Referral Report dated November 26, 2024, entitled "CD-1 Rezoning: 1190 West 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 Studio One Architecture, received January 9, 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 November 26, 2024, entitled "CD-1 Rezoning: 1190 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 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 the 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 November 26, 2024, entitled "CD-1 Rezoning: 1190 West 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 November 26, 2024, entitled "CD-1 Rezoning: 1190 West 10th 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 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. 10486)

### **3. CD-1 Rezoning: 1245-1265 West 10th Avenue**

An application by Stuart Howard Architects Inc. was considered as follows:

Summary: To rezone 1245-1265 West 10th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey residential building with 164 rental units. A floor space ratio (FSR) of 6.50 and a height of 62.1 m (204 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:

- three pieces of correspondence in support of the application;
- nine 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.

#### **Applicant Comments**

The applicant team provided opening remarks.

#### **Speakers**

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

The following spoke in opposition of the application:

- Fiona O'Connell
- Eden Luymes
- Stephen Bohus
- Maggie Ge

The speakers list and receipt of public comments closed at 8:37 pm.

#### **Applicant Closing Comments**

The applicant team provided closing comments.



## Staff Closing Comments

None.

## Council Decision

MOVED by Councillor Klassen  
SECONDED by Councillor Meiszner

- A. THAT the application by Stuart Howard Architects Inc., on behalf of Westridge (W 10th) Holdings Ltd., the registered owner of 1245-1255 West 10th Avenue [Lots 15 and 16 Block 353 District Lot 526 Plan 991; PIDs 015-019-101 and 015-019-527 respectively], and Westridge (1265) Holdings Ltd., the registered owner of 1265 West 10th Avenue [PID 015-019-543; Lot 17 Block 353 District Lot 526 Plan 991], to rezone a consolidation of the above properties from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.00 to 6.50 and the building height from 36.6 m (120 ft.) to 62.1 m (204 ft.), plus additional height for rooftop amenity, to permit the development of a 20-storey residential rental building containing 164 rental units, with 20% of the residential floor area for below-market rental units, generally as presented in the Referral Report dated November 26, 2024, entitled "CD-1 Rezoning: 1245-1265 West 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 Stuart Howard Architects Inc., received December 20, 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 November 26, 2024, entitled "CD-1 Rezoning: 1245-1265 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 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 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. 10487)

### **ADJOURNMENT**

MOVED by Councillor Klassen  
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:45 pm.

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