



PUBLIC HEARING MINUTES

FEBRUARY 27, 2025

A Public Hearing of the City of Vancouver was held on Thursday, February 27, 2025, at 6:08 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:

Mayor Ken Sim
Councillor Lisa Dominato
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Lenny Zhou

ABSENT:

Councillor Rebecca Bligh (Leave of Absence – Civic Business)
Councillor Pete Fry (Leave of Absence – Civic Business)

CITY CLERK'S OFFICE:

Tina Penney, Deputy City Clerk
David Yim, Meeting Coordinator

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. **CD-1 REZONING: 1171 West 12th Avenue**

An application by Stuart Howard Architects was considered as follows:

Summary: To rezone 1171 West 12th Avenue from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 17-storey residential building, containing 111 rental housing units, with 20% of the residential floor area for below-market rental units. A floor space ratio (FSR) of 6.52 and a height of 55.0 m (180 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; and
- 12 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 responded to questions.

Speakers

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

The following spoke in opposition to the application:

- Stephen Bohus
- Lewis Villegas

The following provided general comments on the application:

- Sarah Macleod

The speakers list and receipt of public comments closed at 6:49 pm.

Applicant Closing Comments

The applicant provided closing comments by responding to questions raised by speakers.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Klassen
SECONDED by Councillor Montague

- A. THAT the application by Stuart Howard Architects on behalf of Queensgate Apartment Ltd., the registered owner of the lands located at 1171 West 12th Avenue [*Lots 17 and 18 of Block 394 District Lot 526 Plan 1276; PIDs 014-684-594 and 014-684-608 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 6.52 and the building height from 36.6 m (120 ft.) to 55 m (180 ft.) to permit a 17-storey residential building, containing 111 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, generally as presented in the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 1171 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 Stuart Howard Architects, received March 19, 2024;

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 January 7, 2025, entitled "CD-1 Rezoning: 1171 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 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.10548)

2. CD-1 Rezoning: 2535 Carolina Street and 557-569 East 10th Avenue

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

Summary: To rezone 2535 Carolina Street and 557-569 East 10th Avenue from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey mixed-use building containing 150 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 5.8 and a height of 54.0 m (177 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;
- 12 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 responded to questions.

Speakers

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

The following spoke in opposition to the application:

- Lewis Villegas
- Stephen Bohus

- Sarah Macleod
- Mike Holloway
- Doug Brown

The speakers list and receipt of public comments closed at 7:34 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Klassen
SECONDED by Councillor Montague

- A. THAT the application, by HAVN Developments Ltd., on behalf of
- Donald McLeod Anderson, the registered owner of 2535 Carolina Street [*PIDs 007-733-364 and 007-733-496; Lot 13 and the East 7 Feet of Lot 14 of Lot A Block 156 District Lot 264A Plans 390 and 1771*],
 - Kyung Sook Park, the registered owner of 557 East 10th Avenue and 559 East 10th Avenue [*PIDs 005-294-436 and 005-294-304, The West ½ of Lot 15 and Lot 16 of Lot A Block 156 District Lot 264A Plans 390 and 1771*], and
 - Adrian Yiu-Hei Lai and Vicky S Y Kwan, as joint tenants, the registered owners of 569 East 10th Avenue [*PIDs 015-315-916 and 015-315-924, Lot 14, Except the East 7 Feet and the East ½ of Lot 15 of Lot A Block 156 District Lot 264A Plans 390 and 1771*],

to rezone a consolidation of the above properties from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 5.8 and the maximum building height from 10.7 m (35 ft.) to 54.0 m (177 ft.) with additional height for the portion of the rooftop amenity, to permit the development of an 18-storey mixed-use rental building with 20% of the residential floor area for below-market rental units, and commercial use on the ground floor, generally as presented in the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 2535 Carolina Street and 557-569 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 Musson Cattell Mackey Architects, on behalf of HAVN Developments Ltd. received October 5, 2023;

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 January 7, 2025, entitled "CD-1 Rezoning: 2535 Carolina Street and 557-569 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 new CD-1, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 2535 Carolina Street and 557-569 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 January 7, 2025, entitled "CD-1 Rezoning: 2535 Carolina Street and 557-569 East 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 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. 10549)

3. CD-1 REZONING: 43-95 East 3rd Avenue

An application by Gensler Architecture & Design Canada Inc. was considered as follows:

Summary: To rezone 43-95 East 3rd Avenue from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the development of an eight-storey mixed-use building containing industrial and office uses with commercial space on the ground floor. A floor space ratio (FSR) of 6.0 and a height of 41.4 m (136 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

Three pieces of correspondence in support of the application were received since referral 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 Mayor called three times for speakers for and against the application.

The following provided general comments on the application:

- Sarah Macleod

The speakers list and receipt of public comments closed at 7:50 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

- A. THAT the application by Gensler Architecture & Design Canada Inc. on behalf of
- Atelier Phoenix II Holdings Ltd., the registered owner of
 - 43 East 3rd Avenue [*Lots 11 and 12 Block 13 District Lot 200A Plan 197; PIDs 016-950-020 and 016-950-038 respectively*], and
 - Atelier Phoenix I Holdings Ltd., the registered owner of
 - 65-95 East 3rd Avenue [*Lots 9 and 10 Block 13 District Lot 200A Plan 197; PIDs 015-342-492 and 015-343-731 respectively*],

to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 6.0 and the building height from 30.5 m (100 ft.) to 41.4 m (136 ft.) to permit a mixed-use development with industrial, office and ground floor retail space in an eight-storey building with additional height for the portion with rooftop amenity, generally as presented in the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 43-95 East 3rd 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 in plans by Gensler Architecture & Design Canada Inc. received February 16, 2024;

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 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 January 7, 2025, entitled "CD-1 Rezoning: 43-95 East 3rd Avenue", be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 43-95 East 3rd 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.

- D. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be

amended to include this CD-1 in the definition of “mixed-employment (light industrial)”, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled “CD-1 Rezoning: 43-95 East 3rd Avenue”;

- 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. 10550)

4. CD-1 REZONING: 210-220 West 6th Avenue and 2224 Alberta Street

An application by PC Urban Properties was considered as follows:

Summary: To rezone 210-220 West 6th Avenue and 2224 Alberta Street from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to permit the retention of a Vancouver Heritage Register listed building (Alma Court), and the development of a 10-storey mixed-use building, with industrial, office, and retail uses. A floor space ratio (FSR) of 6.60 and a height of 46.1 m (151 ft.), with additional height for rooftop amenity space and 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:

- one piece of correspondence in support of 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 responded to questions.

Speakers

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

The following spoke in opposition to the application:

- Lewis Villegas

The following provided general comments on the application:

- Sarah Macleod

The speakers list and receipt of public comments closed at 8:15 pm.

Applicant Closing Comments

None.

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

- A. THAT the application by PC Urban Properties, on behalf of Nicola 6th and Alberta Nominee Inc., the registered owners of the lands located at:
 - 210 West 6th Avenue [*The East 33 Feet of Lot 4 Block 15 District Lot 302 Plan 5832 and Lot A (See 653854L) of Lots 3 and 4 Block 15 District Lot 302 Plan 5832; PIDs 011-067-608 and 011-067-586 respectively*],
 - 220 West 6th Avenue [*The East 33 Feet of Lot 2 Block 15 District Lot 302 Plan 5832 and Lot 3, Except The East 16.5 Feet, Block 15 District Lot 302 Plan 5832; PIDs 004-471-890 and 004-471-954 respectively*], and

- 2224 Alberta Street [*Lot 1 Block 15 District Lot 302 Plan 5832 and The West 16.5 Feet of Lot 2 Block 15 District Lot 302 Plan 5832; PIDs 011-067-659 and 011-067-667 respectively*],

to rezone the lands from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 3.0 to 6.60 and the building height from 30.5 m (100 ft.) to 46.1 m (151 ft.), to permit a 10-storey mixed-use industrial building, generally as presented in the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 210-220 West 6th Avenue and 2224 Alberta 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 Proscenium Architecture + Interiors Inc., received January 9, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT the heritage designation of exterior facades ("heritage facades") of Alma Court (the "heritage building") at 2224 Alberta Street [*Lot 1 Block 15 District Lot 302 Plan 5832 and The West 16.5 Feet of Lot 2 Block 15 District Lot 302 Plan 5832; PIDs 011-067-659 and 011-067-667 respectively*], be approved in principle as protected heritage property;

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward the Heritage Designation By-law, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 210-220 West 6th Avenue and 2224 Alberta Street, prior to enactment of the CD-1 By-law.

- 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 January 7, 2025, entitled "CD-1 Rezoning: 210-220 West 6th Avenue and 2224 Alberta Street, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled "CD-1 Rezoning: 210-220 West 6th Avenue and 2224 Alberta Street";

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 new CD-1 By-law.

- E. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be

amended to include this CD-1 in the definition of “mixed-employment (light industrial)”, generally as set out in Appendix C of the Referral Report dated January 7, 2025, entitled “CD-1 Rezoning: 210-220 West 6th Avenue and 2224 Alberta Street;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new CD-1 By-law.

- F. THAT A to E 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. 10551)

5. Minor Industrial Zoning Amendments

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

Summary: To amend the Zoning and Development By-law to advance the directions of the City’s Employment Lands and Economy Review and to modernize and standardize industrial zoning regulations across the Mount Pleasant Industrial Area’s District Schedules.

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

None.

Speakers

The Mayor called three times for speakers for and against the application and none were present.

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

Staff Closing Comments

None.

Council Decision

MOVED by Councillor Montague
SECONDED by Councillor Dominato

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to clarify definitions for “Animal Clinic or Shelter” and “Animal Services” to align with the Licence By-law, and standardize permitted uses in the I-1A and I-1B District Schedules to align with the I-1 and I-1C District Schedules, generally as presented in Appendix A of the Referral Report dated February 22, 2025, entitled “Minor Industrial Zoning Amendments”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law generally as presented in Appendix A of the above-noted report.

- B. THAT A above be adopted on the following conditions:
 - i. THAT passage of the above resolutions creates no legal rights for any 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 any rezoning by-laws; 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. 10552)

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:29 pm.

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