



## PUBLIC HEARING MINUTES

APRIL 13, 2023

A Public Hearing of the City of Vancouver was held on Thursday, April 13, 2023, at 6:00 pm, in the Council Chamber, Third Floor, City Hall. This Public Hearing was convened by electronic means as authorized under Section 566 of the *Vancouver Charter*.

**PRESENT:** Councillor Rebecca Bligh  
Councillor Christine Boyle  
Councillor Adriane Carr  
Councillor Lisa Dominato  
Councillor Pete Fry  
Councillor Sarah Kirby-Yung  
Councillor Mike Klassen  
Councillor Peter Meiszner  
Councillor Lenny Zhou

**ABSENT:** Mayor Ken Sim  
Councillor Brian Montague (Leave of Absence – Personal Reasons)

**CITY CLERK'S OFFICE:** Lesley Matthews, Acting Deputy City Clerk  
Alyse Stewart, Meeting Coordinator

### 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 staff who work hard every day to help make our city an incredible place to live, work, and play.

### 1. **Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents**

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

Summary: To make miscellaneous amendments to the Zoning and Development By-law and various other by-laws and land use documents to correct errors, section and by-law references, and omissions, clarify regulations, update use terms, and to align with formatting and writing standards.

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 Public Hearing and prior to the close of the speakers list and receipt of public comments.

### **Speakers**

The Chair called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:13 pm.

### **Council Decision**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Dominato

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to correct errors, section and by-law references, clarify the measurement of building height and building depth in specific district schedules, update use terms, and update wording to align with writing standards, generally as presented in Appendix A of the Report dated February 13, 2023, entitled "Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents."

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

- B. THAT Council approve the application to amend the Downtown Eastside/Oppenheimer Official Development Plan to update use terms, generally as presented in Appendix B of the Report dated February 13, 2023, entitled "Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents."

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Downtown Eastside/Oppenheimer Official Development Plan generally in accordance with Appendix B of the above-noted report.

- C. THAT Council approve the application to amend the Sewer and Watercourse By-law to add a new definition for infill single detached house, and update use terms and related definitions, generally as presented in Appendix C of the Report dated February 13, 2023, entitled "Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents."

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Sewer and Watercourse By-law generally in accordance with Appendix C of the above-noted report.

- D. THAT Council approve the application to amend the Water Works By-law to update the definition for laneway house and update use terms, generally as presented in Appendix D of the Report dated February 13, 2023, entitled "Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents."

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Water Works By-law generally in accordance with Appendix D of the above-noted report.

- E. THAT Council approve the application to amend the Sign By-law to assign CD-1(684) to the correct schedule, generally as presented in Appendix E of the Report, dated February 13, 2023, entitled "Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents."

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Sign By-law, generally in accordance with Appendix E of the above-noted report.

- F. THAT Council approve the application to amend the Sign Fee By-law to correct a spelling error, generally as presented in Appendix F of the Report, dated February 13, 2023, entitled "Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents."

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Sign By-law and Sign Fee By-law, generally in accordance with Appendix F of the above-noted report.

- G. THAT at the time of enactment of the amendments to the above by-laws, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to various land use documents to update terms and section references, generally as presented in Appendix G of the Report, dated February 13, 2023, entitled "Miscellaneous Amendments – Zoning and Development By-law and Various Other By laws and Land Use Documents."

- H. THAT recommendations A to G be adopted on the following conditions:

- (a) 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;
- (b) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and

- (c) 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. 09180)

## **2. Minor Regulatory and Policy Amendments – Zoning and Development By-law, Downtown Eastside Plan, RM-8 and RM-8N Guidelines, and RM-8A and RM-8AN Guidelines**

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

Summary: To make minor policy amendments to the Zoning and Development By-law and related land use documents to update definitions, provide more flexibility for social housing development sites and for roof-top amenity spaces, remove outdated regulations and consolidate regulations.

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 Public Hearing and prior to the close of the speakers list and receipt of public comments.

### **Speakers**

The Chair called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:22 pm.

### **Council Decision**

MOVED by Councillor Zhou  
SECONDED by Councillor Dominato

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law, generally as presented in Appendix A of the of the Report dated February 13, 2023, entitled “Minor Regulatory and Policy Amendments – Zoning and Development By-law, Downtown Eastside Plan, RM-8 and RM-8N Guidelines, and RM-8A and RM-8AN Guidelines” to:

- (a) update the definition for impermeable materials in Section 2;

- (b) add a new definition for mezzanine in Section 2 and add regulations to Section 10 clarifying the situations in which a mezzanine is not considered an extra storey;
- (c) remove wording requiring paper copies of plans and drawings in section 4.1.3;
- (d) update regulations in Section 10 to:
  - (i) exclude roof-top access structures, roof-top amenity structures, zero-emission mechanical equipment and required guards from the 10% of roof area restriction for over-height items in section 10.1, and
  - (ii) add a floor area exclusion for roof-top access structures;
- (e) change Cannabis Store from an outright use to a conditional use in the FC-1 District, to align the intended approval process for the use and with how the use is regulated in other districts;
- (f) remove the vertical angle of daylight requirements from the M-1 and M-2 District Schedules;
- (g) for social housing developments in the RM-4 and RM-4N Districts Schedule, add a variance for the site frontage requirements;
- (h) consolidate the regulations on the maximum number of storeys permitted for townhouse developments in the RM-7, RM-7N, and RM-7AN Districts Schedule;
- (i) amend the RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule to:
  - (i) revise the rear building height, front yard, rear yard, and building width regulations for townhouse developments to remove the need for Director of Planning discretion, and
  - (ii) clarify side yard and building depth requirements for townhouse developments on corner sites;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A of the above-noted Report.

- B. THAT, subject to the enactment of the amendments to the Zoning and Development By-law described in Recommendation A(g), the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council amendments to the RM-3A, RM-4, and RM-4N Guidelines for Social Housing, generally as presented in Appendix B of the Report dated February 13, 2023, entitled "Minor Regulatory and Policy Amendments – Zoning

and Development By-law, Downtown Eastside Plan, RM-8 and RM-8N Guidelines, and RM-8A and RM-8AN Guidelines.”

- C. THAT, subject to the enactment of the amendments to the Zoning and Development By-law described in Recommendation A(i), the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council repeal of the existing RM-8 and RM-8N Guidelines and the RM-8A and RM-8AN Guidelines that these be replaced with new combined RM-8, RM-8N, RM-8A and RM-8AN Guidelines, generally as presented in Appendix C of the Report dated February 13, 2023, entitled “Minor Regulatory and Policy Amendments – Zoning and Development By-law, Downtown Eastside Plan, RM-8 and RM-8N Guidelines, and RM-8A and RM-8AN Guidelines.”
- D. THAT at the time of enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to the Downtown Eastside Plan to reflect previous updates made to the Downtown-Eastside/Oppenheimer Official Development Plan By-law and FC-1 District Schedule to increase the floor space ratio and height for social housing developments, generally as presented in Appendix D of the Report dated February 13, 2023, entitled “Minor Regulatory and Policy Amendments – Zoning and Development By-law, Downtown Eastside Plan, RM-8 and RM-8N Guidelines, and RM-8A and RM-8AN Guidelines.”
- E. THAT recommendations A to D be adopted on the following conditions:
  - (a) 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;
  - (b) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
  - (c) 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. 09181)

**ADJOURNMENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:24 pm.

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