

File No.: 04-1000-20-2023-574

September 21, 2023

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of September 15, 2023 under the *Freedom of Information and Protection of Privacy Act* for:

Record of correspondence, reports, briefings, or other documents provided by City staff to City Councillors regarding the public hearing held in preparation for the vote on Bylaw Enactment items 11 and 12 at the September 12, 2023 Council Meeting. Date range: August 1, 2023 to September 14, 2023.

All responsive records are attached.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2023-574); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Alternatively, you can call the FOI Case Manager at 604-871-6584.

Encl. (Response Package)

:dl

From: Kennett, Bonnie
Sent: Wednesday, September 6, 2023 4:18 PM
To: Council - DL
Subject: BY-LAWS and FODs (Forms of Development) - Council - September 12, 2023

Hello,

This email contains the By-laws for review, and information on FODs (Forms of Development), for the Council meeting on Tuesday, September 12, 2023.

BY-LAWS

Below is the link to the by-laws for the September 12, 2023 Council meeting.

[Link to By-law 1 to 14](#)

With regard to By-laws 5, 6, 12 and 13, Council members who were not present at the time of the relevant meeting must review the minutes of the meeting, the referral report and view the video clip of the item if they wish to vote on the enactment of the associated by-law and are outlined in the table below.

Note: A summary of each by-law is noted on the first page (explanation page) of each by-law.

By-law No.	Meeting Dates	Councillors not present for meeting and have not previously reviewed proceedings											Links
		Mayor	Bligh	Boyle	Carr	Dominato	Fry	Kirby-Yung	Klassen	Meiszner	Montague	Zhou	
5	Public Hearing – May 16, 2019	X					X		X	X	X	X	Minutes (item 4 p.6) Policy Report Video Clip
6	Public Hearing – May 16, 2019	X					X		X	X	X	X	Minutes (item 3 p. 5) Policy Report Video Clip
12	Public Hearing – June 28, 29 30 and July 14, 25 and 26, 2022)	X	X (June 28, 2022 and July 14, 2022 (3-8:30 pm))			X (July 14, 2022 (6 to 7:45 pm))	X (July 14, 2022 3 to 10 pm)	X (July 14, 2022)	X	X	X	X	Minutes (item 3 p. 8) Referral Report <ul style="list-style-type: none"> • Video Clip of Item 3 - June 28, 2022 • Video Clip of Item 3 - June 29, 2022 • Video Clip of Item 3 - June 30, 2022 • Video Clip of Item 3 - July 14, 2022 • Video Clip of Item 3 - July 25, 2022 Part I • Video Clip of Item 3 - July 25, 2022 Part II • Video Clip of Item 3 - July 26, 2022
13	Public	X					X		X	X	X	X	Minutes (item 2, p. 3)

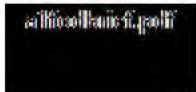
Hearing – November 18 and 25, 2021														Referral Report Video Clip
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FORMS OF DEVELOPMENT (FODs)

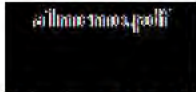
Motion A1. Approval of Form of Development – 1325 West 70th Avenue

DEVELOPER: Symphony Hill Properties Group & Leonic Investment Inc.
Property Owner: Leonic Investments Inc.

BRIEFING NOTE:



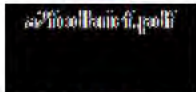
FOD MEMO:



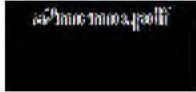
Motion A2. Approval of Form of Development – 4575 Granville Street

DEVELOPER/PROPERTY OWNER: Jagmohan Singh Pabla and Kamlesh Rani Pabla

BRIEFING NOTE:



FOD MEMO:



Bonnie Kennett | Meeting Coordinator
Office of the City Clerk | City of Vancouver
bonnie.kennett@vancouver.ca
604.873.7269

This email is being sent from the unceded territory of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətaʔ / səlilwiltulh (Tsleil-Waututh).

Pronouns: she/her/hers

Briefing Note

DP-2021-00392 - Motion to Approve Form of Development

CD-1 (811) 1325 W 70th Ave

July 20, 2023

Summary:

A Development Permit Application following Rezoning (RZ) was submitted on 2021/05/11. A decision by the Director of Planning with Conditions of Approval was issued on 2021/08/16. Approval is subject to Council’s enactment of the CD-1 By-law and approval of the Form of Development. The Application is to develop a new six (6) storey building containing 66 secured market rental housing units over 2 levels of underground parking having vehicular access from the lane. Project is located in the Hudson Neighbourhood of the Marpole Community Plan.



Development Data:

	RZ	DP
<i>Density Total (Compliant)</i>	2.4 FSR	2.39 FSR
<i>Height (Compliant)</i>	6 storeys, 17.63 m (58.4 ft)	6 storeys, 17.63 m (58.4 ft)
<i>Total Units (%)</i>	65 units (S-4, 1B- 37, 2B-17, 3B-7)	66 units (S-3,1B-39, 2B-15, 3B-9)

Notification Summary:

REZONING:			
Site Sign:	Yes	Date:	Feb. 27, 2020
Postcards:	2,613	Sent:	July 3, 2020
Open House:	Virtual	Date:	July 6 - 26, 2020 Attendees: -
Responses:	54	Objections:	38 In Favour: 7 Mixed: 9
Summary of Responses: Approx. 70 pieces of feedback were received; 54 indicated their overall position. Support for proposal cited increased rental stock, height, density, massing and building design Concerns expressed included traffic congestion, insufficient off-street parking, affordability, building design			
DEVELOPMENT PERMIT:			
Site Sign:	Yes	Date:	July 8, 2021
Postcards:	No	Sent:	n/a
Open House:	No	Date:	n/a Attendees: n/a
Responses:	--	Objections:	-- In Favour: -- Petition(s): n/a
Summary of Responses: No responses received			

The following [link](#) can be used to view reduce drawings of the proposal.

Briefing Note

DP-2021-00392 - Motion to Approve Form of Development

CD-1 (811) 1325 W 70th Ave

July 20, 2023

Commentary (Form of Development):

The Director of Planning, having considered all applicable guidelines and policies, having participated in public virtual open houses, is satisfied that the proposal sufficiently complies with the provisions of the RZ. Notes on approval:

- Massing has not changed substantially between Rezoning and Development Permit phases.
- Upper stories are set back to create a building scale that is visually compatible with adjacent buildings, and to reduce shadow impacts on neighbours to north. Building length is broken up with insets and variation in height to mitigate appearance of long building. Form and massing is consistent with the built form guidelines set out in the Marpole Plan.
- Ground-floor units have patios facing streets and lane to provide visual interest and street activation.
- Building face and underground parkade have been set back from W 70th Avenue to accommodate four on-site trees identified for retention and to enhance public realm.
- Indoor amenity space and associated outdoor space are located on the ground floor level. Additional outdoor space, including a children's play area, is provided on the roof.
- The application proposes 24 units of two or more bedrooms (36% of all units). It meets the Family Room: Housing Mix Policy for Rezoning Projects which requires a minimum of 35% family units for *secured market rental*.
- Given that this proposal is for height, massing and density as per that anticipated by the Marpole Community Plan, staff did not seek feedback from the Urban Design Panel at the rezoning or development permit stage.

Recommendation:

To bring forward for Council approval of Form of Development for DP-2021-00392 addressed at 1325 W 70th Avenue as substantially matching the Rezoning Council approval.

Staff:

Karen Kallweit-Graham, Development Planner (Community Plans)

Lizette Berdahl, Project Coordinator

MEMORANDUM

August 9, 2023

TO: City Clerk's Office - "Council Group"

COPY TO: Theresa O'Donnell, General Manager and Director of Planning,
Urban Design and Sustainability

FROM: Mandy So, Manager – Development Review Branch

DEVELOPER: Symphony Hill Properties Group & Leonic Investment Inc.

PROPERTY OWNER: Leonic Investments Inc.

SUBJECT: Approval of Form of Development
CD-1(811) – 1325 West 70th Avenue

Background

At a Public Hearing on November 3, 2020, City Council approved a rezoning of this site from RM-3A (Multiple Dwelling) to Comprehensive Development District (CD-1). Council also approved in principle, the form of development for these lands. CD-1 By-law was enacted on March 29, 2022.

The site is located at the northwest corner of Montcalm Street and West 70th Avenue.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number **DP-2021-00392**. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to issuance.

The attached Motion is therefore recommended to Council.

Also, the following "link" can be used to view the rezoning application:

<https://www.shapeyourcity.ca/1325-w-70-ave>

Mandy So
Manager, Development Review Branch

MS/jk

MOTION

Approval of Form of Development – 1325 West 70th Avenue

THAT the form of development for this portion of the site known as 1325 West 70th Avenue be approved generally as illustrated in the Development Application Number DP-2021-00392, prepared by Matthew Cheng Architect Inc., and submitted electronically on June 14, 2023, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

* * * * *

Additional Background Information:

<https://www.shapeyourcity.ca/1325-w-70-ave>

Briefing Note

DP-2022-00406 – Motion to Approve Form of Development
 CD-1 (857) 4575 GRANVILLE STREET
 August 21, 2023

Summary:

This rezoning application was considered under the [Affordable Housing Choices Interim Rezoning Policy](#), and approved in principle on 2021/10/14. A Development Permit (DP) following Rezoning (RZ) was submitted on 2022/09/06. A decision by the Direction of Planning with Conditions of Approval was issued on 2022/10/10. Approval is subject to Council’s enactment of the CD-1 By-law and approval of the Form of Development.

The application is to develop a four-storey multiple dwelling, containing 24 secured market rental units, all over one (1) level of underground parking having vehicular access from the lane, subject to Council resolution of the enactment and Form of Development of the CD-1 By-law.



Development Data:

	RZ	DP
<i>Density Total (Compliant)</i>	1.23 FSR	1.23 FSR
<i>Height (Compliant)</i>	11.9 m (39.04 ft.) max	11.51 m (37.76 ft.)
<i>Total Units</i>	24	24

Notification Summary:

REZONING:			
Site Sign: Yes	Date: Jan 15, 2021		
Postcards: 297	Sent: Feb 19, 2021		
Open House: Virtual	Date: Feb 22 to Mar 14, 2021	Participants: 953 aware, 411 informed, 209 engaged	
Responses: 224	Objections: 13	In Favour: 59	Petition(s): 0
Public Hearing	Date: Oct 14, 2021	Speakers: 9 in support, 7 in opposition	
Summary of Responses:			
<p>Support for the proposal cited: increased rental housing options; Good Neighbour Agreement; Building height & massing; neighbourhood character; and adequate parking and safety.</p> <p>Concerns expressed by respondents included: construction noise; building height, massing & density; neighbourhood character; parking & traffic; and affordability.</p>			
DEVELOPMENT PERMIT:			
Site Sign: Yes	Date: September 7, 2022		
Postcards: Yes	Sent: September 8, 2022	Number: 330	
Open House: No	Date: N/A	Attendees: N/A	
Responses: 5	Objections: 3	In Favour: 1	Mixed: 1

Briefing Note

DP-2022-00406 – Motion to Approve Form of Development
CD-1 (857) 4575 GRANVILLE STREET
August 21, 2023

Summary of Responses:

Support for the proposal cited includes:

- Great need more density

Concerns expressed by respondents included:

- Traffic conditions – too busy
- Safety concerns – with traffic and schools
- Privacy – can see into neighbors backyards
- Damage the original Shaughnessy community peace and characteristic
- Hospice deserves peace and quiet and not construction

Commentary (Form of Development):

The Director of Planning, having considered all applicable guidelines and policies, having participated in virtual public open houses, is satisfied that the proposal sufficiently complies with the provisions of the RZ. Notes on approval:

- Massing has not changed substantially between RZ and DP.
- With Recommendations of the Rezoning on October 14, 2021, the application was not reviewed by the UDP at the DP stage as the application is substantially similar to the RZ approval.
- Following design developments were made in DP to comply with RZ Conditions of Approval:
 - Granville Street elevation has been revised to provide further architectural interest;
 - Individual ground level entries and patios have been added to express the townhouses more distinctly as individual units; and
 - Changes in finish materials and details have been made to provide further architectural interest.

Recommendation:

To bring forward for Council approval of Form of Development for **DP-2022-00406** addressed at 4575 Granville Street, as substantially matching the Rezoning Council approval.

Staff:

Ji-Taek Park, Development Planner
Nicole Choi, Project Coordinator
Michelle Vernooy, Housing Planner

MEMORANDUM

August 30, 2023

TO: City Clerk's Office - "Council Group"

COPY TO: Theresa O'Donnell, General Manager and Director of Planning,
Urban Design and Sustainability

FROM: Mandy So, Manager – Development Review Branch

DEVELOPER/
PROPERTY OWNERS : Jagmohan Singh Pabla and Kamlesh Rani Pabla

SUBJECT: Approval of Form of Development
CD-1 – (857) 4575 Granville Street

Background

At a Public Hearing on October 14, 2021, City Council approved a rezoning of this site from RS-5 (Residential) District to CD-1 (Comprehensive Development) District. Council also approved in principle, the form of development for these lands. CD-1(857) By-law was enacted on July 11, 2023.

The site is located on the west side of Granville Street, south of Connaught Drive and north of West 32nd Avenue.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number **DP-2022-00406**. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to issuance.

The attached Motion is therefore recommended to Council.

Also, the following "link" can be used to view the rezoning application:

<https://www.shapeyourcity.ca/4575-granville-st>

Mandy So
Manager, Development Review Branch

MS/jk

MOTION

Approval of Form of Development – 4575 Granville Street

THAT the form of development for this portion of the site known as 4575 Granville Street be approved generally as illustrated in the Development Application Number DP-2022-00406 prepared by Stuart Howard Architects and stamped “Received, Community Services Group, Development Services”, on July 27, 2023, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

* * * * *

Additional Background Information:

<https://www.shapeyourcity.ca/4575-granville-st>