

REPORT TO COUNCIL  
SPECIAL COUNCIL MEETING MINUTES

SEPTEMBER 8, 2009

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 8, 2009, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed zoning and heritage by-law and official development plan amendments.

**PRESENT:** Mayor Gregor Robertson  
Councillor Suzanne Anton  
Councillor David Cadman  
Councillor George Chow  
Councillor Kerry Jang  
Councillor Geoff Meggs  
Councillor Andrea Reimer  
Councillor Ellen Woodsworth

**ABSENT:** Councillor Heather Deal (Leave of Absence - Civic Business)  
Councillor Raymond Louie (Leave of Absence - Civic Business)  
Councillor Tim Stevenson (Leave of Absence - Civic Business)

**CITY CLERK'S OFFICE:** Lori Isfeld, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Cadman  
SECONDED by Councillor Jang

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed zoning and heritage by-law and official development plan amendments.

CARRIED UNANIMOUSLY

**1. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):  
431 and 439 Helmcken Street**

An application by Karolina Lindberg, Michael Perreten, and the British Columbia Restaurant and Food Services Association, was considered as follows:

**Summary:** To add the two houses to the Vancouver Heritage Register in the 'C' evaluation category, and designate them as protected heritage property. In exchange for the designation and preservation of the houses, the proposed Heritage Revitalization Agreements (HRAs) will create a small amount of transferable density on each site.

The Director of Planning recommended approval, subject to the conditions as set out in the agenda.

### Staff Comments

James Boldt, Heritage Planner, Current Planning, responded to questions and noted a typographical error in recommendation B of the referral report dated August 19, 2009, which referred to three Heritage Revitalization Agreements when the application was only for two. He clarified it was corrected in the Summary and Recommendation dated September 8, 2009, which was now before Council.

### Summary of Correspondence

No correspondence had been received on this application.

### Speakers

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

### Council Decision

MOVED by Councillor Cadman

- A. THAT the buildings currently located at 431 and 439 Helmcken Street be added to the Vancouver Heritage Register in the 'C' evaluation category, and that the buildings be designated as protected heritage properties.
- B. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf two Heritage Revitalization Agreements for the properties located at 431 and 439 Helmcken Street to:
  - secure the protection and long-term preservation of the proposed heritage buildings; and
  - grant a density bonus of 1,231 square feet to each property available for transfer off-site, and other zoning variances.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment by-laws to authorize the Heritage Revitalization Agreements and by-laws to designate the buildings located at 431 and 439 Helmcken Street as protected heritage properties.
- D. THAT the Heritage Revitalization Agreements shall be prepared, completed, registered, and given priority, to the satisfaction of the Director of Legal Services and the Director of Planning.

CARRIED UNANIMOUSLY

**2. TEXT AMENDMENT: Downtown Official Development Plan (DODP) Amendment - AREA H**

An application by the Director of Planning was considered as follows:

**Summary:** To amend the Downtown Official Development Plan (DODP) by increasing the maximum permitted density for office uses in Area H to 6.0 floor space ratio (FSR), to strengthen and intensify commercial uses in the Downtown. The allowable density for residential uses and the maximum overall permitted density in Area H will not be affected by this amendment.

**Summary of Correspondence**

No correspondence had been received on this application since referral to Public Hearing.

**Speakers**

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

**Council Decision**

MOVED by Councillor Anton

THAT, in order to strengthen and intensify commercial uses in the Downtown, the application to amend the Downtown Official Development Plan to increase the maximum permitted density for office uses in area H to floor space ratio 6.0, generally as set out in Appendix A of the Policy Report *"DODP Text Amendment - Increase of Permitted Office Density in Area H"*, dated July 2, 2009, be approved.

CARRIED UNANIMOUSLY

**3. TEXT AMENDMENT: 2900 East Broadway (Broadway Tech Centre)**

An application by Justin Tompson, Bunting Coady Architects and John Cordonier, Bentall LP, was considered as follows:

**Summary:** To amend existing Comprehensive Development (CD-1) By-law to remove restrictions on General Office and to add Financial Institution, Health Care Office and Health Enhancement Centre uses.

The Director of Planning recommended approval.

**Staff Comments**

Michael Naylor, Senior Rezoning Planner, Current Planning, responded to questions.

**Summary of Correspondence**

No correspondence had been received on this application since referral to Public Hearing.

## Speakers

The Mayor called for speakers for and against the application.

Two speakers expressed concerns about increased parking in the neighbourhood and potential impacts of the health enhancement centre.

Mr. Naylor responded to questions regarding the speakers' concerns.

## Council Decision

MOVED by Councillor Anton

THAT the application, by Bunting Coady Architects to amend the land use section of CD-1 #470 (By-law No. 9693) for the Broadway Tech Centre at 2900 East Broadway to remove restrictions on types of General Office use and to add Financial Institution, Health Care Office and Health Enhancement Centre as permitted uses, generally as presented in Appendix A of the Policy Report "*CD-1 Text Amendment - 2900 East Broadway (Broadway Tech Centre)*", dated July 7, 2009, be approved.

CARRIED UNANIMOUSLY

## RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

## ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

SECONDED by Councillor Reimer

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

CARRIED UNANIMOUSLY

The Special Council adjourned at 7:52 p.m.

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