

REPORT TO COUNCIL
SPECIAL COUNCIL MEETING MINUTES

JANUARY 19, 2010

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, January 19, 2010, at 7:30 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning, Official Development Plan, and Heritage By-laws.

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

ABSENT: Councillor Heather Deal
Councillor Tim Stevenson (Leave of Absence)

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 amendments to the Zoning, Official Development Plan, and Heritage By-laws.

CARRIED UNANIMOUSLY

1. HERITAGE DESIGNATION: 208 East Georgia Street

An application by Grant Gibson, owner, was considered as follows:

Summary: To designate and rehabilitate this heritage building (London Hotel) through the Heritage Building Rehabilitation Program and an HRA. The proposal includes 73 existing Single Room Accommodation (SRA) units and 2 retail units at grade. The SRA units will remain designated in the SRA By-law.

The Director of Planning recommended approval.

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 Council instruct the Director of Legal Services to bring forward for enactment a Heritage Designation By-law for the designation of the building at 208 East Georgia Street as a Protected Heritage Property.
- B. THAT Council instruct the Director of Legal Services to prepare to her satisfaction, on the City's behalf, a Heritage Revitalization Agreement for the rehabilitation of 208 East Georgia Street, and assigning to the lands there a transferable density bonus of 12,707 sq. ft., and instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement.
- C. THAT, subject to the approval of A and B above, and the carrying out of the matters so approved, Council authorize two facade grants of up to \$50,000 for each principal façade (for a total of up to \$100,000) for 208 East Georgia Street, with funding to be provided from the 2008 and 2009 Capital Budgets.
- D. THAT, subject to approval of A and B above, the carrying out of the matters so approved and the assent of the electors or their deemed approval, Council instruct the Director of Legal Services to prepare and bring forward for enactment, generally on terms set out in Appendix A of the Administrative Report dated September 14, 2009, entitled "Heritage Designation: 208 East Georgia Street, a Tax Exemption By-law for 208 East Georgia Street to provide to it an exemption from the payment of property taxes in an amount up to, but not to exceed, \$448,171 in total or for a period of (10) years, whichever is reached first.
- E. THAT the agreements, covenants and by-laws described in A to D above shall be prepared, registered and given priority to the satisfaction of the Director of Legal Services in consultation with the Director of Planning.

CARRIED UNANIMOUSLY

2. HERITAGE DESIGNATION: 1842 West 12th Avenue

An application by Vasko Pavlov, Vasko Pavlov Design, was considered as follows:

Summary: To designate the existing heritage building at 1842 West 12th Avenue, listed in the 'C' evaluation category on the Vancouver Heritage Register, as protected heritage property.

The Director of Planning recommended approval.

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 building at 1842 West 12th Avenue, listed in the 'C' evaluation category on the Vancouver Heritage Register, be designated as protected heritage property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to designate the building as protected heritage property.

CARRIED UNANIMOUSLY

3. TEXT AMENDMENT: 111 & 141 West Hastings Street, 351 Abbott Street and 128 West Cordova Street (Woodwards)

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

Summary: To reduce the floor space ratio (FSR) by the amount of amenity bonus floor space transferred to 711 West Broadway.

The Director of Planning recommended approval.

Also before Council was a Memorandum dated January 8, 2010, from Michael Naylor, Senior Rezoning Planner, which provided additional information regarding the donor site (Woodwards), of the density transfer explained in the Policy Report dated May 27, 2008, entitled "CD-1 Text Amendment - 711 West Broadway". The memorandum noted that the content of the above-noted Policy Report concerns the proposed development at the receiver site at 711 West Broadway and 728 West 8th Avenue.

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 Cadman

THAT the application to amend CD-1 By-law No. 9275 (Reference #450) for Woodwards, to reduce the Floor Space Ratio from 10.68 to 10.0322, being the amount equivalent to the amenity bonus density transferred to 711 West Broadway, be approved.

CARRIED UNANIMOUSLY

4. TEXT AMENDMENT: 1600-1636 West 1st Avenue

An application by Robert Dewaayer, was considered as follows:

Summary: Amendments to a CD-1 By-law, which applies to an existing building, making 0.50 FSR of manufacturing uses optional rather than required, thereby increasing the maximum permitted FSR for office and service uses from 1.0 to 1.5 FSR. The overall FSR would remain unchanged. These proposed amendments are consistent with the Burrard Slopes IC Districts Interim Rezoning Policies and Guidelines.

The Director of Planning recommended approval.

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 Cadman

THAT the application by R. Dewaayer, on behalf of The Owners, Strata Plan LMS 2622, to amend CD-1 #339 (By-law No. 7476) for 1600-1636 West 1st Avenue to remove the requirement that a minimum of 0.5 FSR be for manufacturing uses and increase the maximum permitted floor space ratio for office and service uses within an existing building, generally as presented in Appendix A, to the Policy Report dated December 1, 2009, entitled "CD-1 Rezoning - 1600-1636 West 1st Avenue", be approved.

CARRIED UNANIMOUSLY

5. REZONING: 6708 - 6776 Granville Street

An application by James Bussey, Formwerks Architectural Inc., was considered as follows:

Summary: To rezone the site from RS-1 (Single-Family) District to CD-1 (Comprehensive Development) District to allow the development of 35 rowhouses, with 9 single-storey units, 2 two-storey units, and 24 three-storey units. The maximum building height allowed would be 10.7 m or 35 ft. and the maximum floor space ratio (FSR) would be 1.0.

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

Staff Opening Comments

Rezoning Centre staff reviewed the application and responded to questions.

Applicant Opening Comments

Alan Forrester from the applicant team provided additional information regarding the application.

Summary of Correspondence

Council received the following correspondence since the application was referred to Public Hearing:

- 1 letter and 3 emails in support
- 1 letter in opposition

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Helen Lauener
Art Robbins
Claudia Laroye, Marpole BIA
Ann Foster
Horatio Kemeny
Ross Lam
Jack Uppal
Glenn McPherson
Howard Jampolsky
Sharon Fenton
Victoria Thompson
Stanley Wong

The following spoke in opposition to the application:

Carolyn Cochrane
Frank Yue
Philip Lowe
Stan Schwartz
Deborah Lee
Charles Hamilton
Ruth Hamilton
Maria Hensel
Jenny Tam
John Cochrane
Bernie Hensel
Franky Lam

The following spoke neither in support nor opposition, but offered comments and recommendations:

Jim Hall, ARKS Vision Implementation Committee
Anthony Norfolk, ARKS Housing Committee
Gene Fenton

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At 9:30 pm Council agreed to recess and reconvened at 9:40 pm with the same members present.

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During the hearing of speakers it was

MOVED by Councillor Woodsworth

THAT, under Section 2.3(e) of the Procedure By-law, Council extend the meeting end time by one hour or less.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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Applicant Closing Comments

Members of the Applicant Team responded to questions.

REFERRAL MOVED by Councillor Louie

THAT, due to time constraints, discussion and decision on the application by Formwerks Architectural Inc., on behalf of Forrester Development Ltd., to rezone 6708-6776 Granville Street, to allow construction of 35 rowhouses, generally as presented in Appendix A to the Policy Report dated December 1, 2009, entitled "CD-1 Rezoning - 6708-6778 Granville Street", be referred to the Regular Council meeting following the Standing Committee on Planning and Environment meeting on January 21, 2010, as Unfinished Business.

CARRIED UNANIMOUSLY
(Councillor Anton opposed)

6. REZONING/TEXT AMENDMENT: East Fraser Lands - Area 2 and Kerr Street Properties

An application by Norman Shearing, Parklane Homes Ltd., was considered as follows:

Summary: To rezone this site from M1-B, CD-1 (247), and CD-1 (473) to CD-1 (Comprehensive Development) District. The purpose of the application is to develop Area 2 of East Fraser Lands, comprising 38.4 acres (15.5 ha) of land. The application is to construct 162 912 m² (1,753,578 sq. ft.) of residential, 930 m² (10,000 sq. ft.) of retail, two childcare facilities, an elementary school, parks, and underground parking. Maximum proposed tower height is 13-storeys.

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

Also before Council was a Memorandum dated January 18, 2010, from Kirstin Robinson, Project Planner, Major Projects, Current Planning, which provided three additional recommendations and background information requested by Council relating to the Policy Report dated December 1, 2009, entitled "East Fraser Lands Area 2 and Kerr Street Properties".

Staff Opening Comments

Rezoning Centre staff reviewed the application.

Applicant Opening Comments

Norman Shearing, VP Development, Parklane Homes Ltd., responded to questions.

Summary of Correspondence

Council received the following correspondence since the application was referred to Public Hearing:

- 1 email in support
- 2 letters and 2 emails in opposition

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At 11:00 pm it was

MOVED by Councillor Cadman

THAT, under Section 2.3(e) of the Procedure By-law, Council extend the meeting end time by half an hour.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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Speakers

The Mayor called for speakers for and against the application.

The following spoke in opposition to the application or offered recommendations to increase support:

Keith Jacobson, President, Killarney Community Centre Society
Milt Bowling, Co-Chair, East Fraser Lands Committee
George Grant, Chair, Victoria Fraserview Killarney (VFK) Visions
Implementation Committee
Derek Thompson
Simon Eteen

During the hearing of speakers, staff from various City departments responded to questions from Council.

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After hearing from speakers it was

MOVED by Councillor Woodsworth

THAT, under Section 2.3(e) of the Procedure By-law, Council extend the meeting end time by half an hour.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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Applicant Closing Comments

Norman Shearing, Parklane Homes Ltd., provided closing comments and responded to concerns and recommendations put forward by the speakers.

Council Decision

REFERRAL MOVED by Councillor Cadman

THAT, due to time constraints, discussion and decision on the application by Norman Shearing, Parklane Homes Ltd., regarding the East Fraser Lands Area 2 and Kerr Street Properties Rezoning, generally in accordance with the Policy Report and associated Appendices dated December 1, 2009, entitled "East Fraser Lands Area 2 and Kerr Street Properties Rezoning", be referred to the Regular Council meeting following the Standing Committee on Planning and Environment meeting on January 21, 2010, as Unfinished Business.

CARRIED
(Councillor Anton opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Woodsworth

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Woodsworth
SECONDED by Councillor Jang

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

BY-LAWS

MOVED by Councillor Cadman
SECONDED by Councillor Louie

THAT Council enact the by-law before them for this meeting as number 1 and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

1. A By-law to amend CD-1 By-law No. 9275 regarding 111 and 141 West Hastings Street, 351 Abbott Street and 128 West Cordova Street (Woodwards) (By-law No. 9275)

The Special Council adjourned at 11:45 pm

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