

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 17, 21, 24, MARCH 7, 8, 14 AND
APRIL 9 AND 10, 2011

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 17, 2011, 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 zoning, official development plan and sign by-laws. Council reconvened at 7:30 pm on February 21, 2011; 7:45 pm on February 24, 2011; 7:30 pm on March 7, 2011; 7:05 pm on March 8, 2011; 6:44 pm on March 14, 2011; 10:05 am on April 9, 2011, and 1:15 pm on April 10, 2011. The Minutes are consolidated for ease of reference.

- PRESENT:**
- Mayor Gregor Robertson
 - Councillor Suzanne Anton
 - Councillor David Cadman*
 - Councillor George Chow
 - Councillor Heather Deal
 - Councillor Kerry Jang
 - Councillor Raymond Louie*
 - Councillor Geoff Meggs
 - Councillor Andrea Reimer
 - Councillor Tim Stevenson
 - Councillor Ellen Woodsworth*
- ABSENT:**
- Councillor David Cadman (Items 3 and 5 - February 24, 2011, and portion of Item 4 - February 21, 2011) (Leave of Absence - Civic Business - February 21 and 24, 2011)
- CITY MANAGER'S OFFICE:**
- Penny Ballem, City Manager (February 17, 2011 and March 14, 2011)
 - David McLellan, General Manager, Community Services Group (February 24 and March 7, 2011)
- CITY CLERK'S OFFICE:**
- Nicole Ludwig, Meeting Coordinator (February 17, 21, March 8, 14, and April 9, 2011)
 - Pat Boomhower, Meeting Coordinator (February 24 and March 7, 2011)
 - Laura Kazakoff, Meeting Coordinator (April 9, 2011)
 - Tina Hildebrandt, Meeting Coordinator (April 10, 2011)

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson
SECONDED by Councillor Woodsworth

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 sign by-laws.

CARRIED UNANIMOUSLY

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VARY AGENDA

MOVED BY Councillor Stevenson

THAT speakers on items 4 and 5 be heard prior to speakers on item 3.

CARRIED UNANIMOUSLY

Note: The minutes are recorded in numerical order for ease of reference.

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1. TEXT AMENDMENT: 2900 East Broadway (Broadway Tech Centre)

An application by Justin Tompson, Bunting Coady Architects was considered as follows:

Summary: To amend the density section of Comprehensive Development (CD-1) #470 (By-law No. 9693), for the Broadway Tech Centre at 2900 East Broadway, to remove restrictions on the amount of floor space allowed for General Office Use.

The Director of Planning recommended approval as set out in the Public Hearing agenda.

Summary of Correspondence

No correspondence had been received since referral to public hearing.

Speakers

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

Council Decision

MOVED by Councillor Deal

THAT the application by Bunting Coady Architects, to amend the density section of By-law No. 9693, CD-1 (470), for the Broadway Tech Centre at 2900 East Broadway, to remove restrictions on the amount of floor space allowed for General Office Use, generally as presented in Appendix A of the Policy Report dated January 4, 2011, entitled, "CD-1 Text Amendment: 2900 East Broadway (Broadway Tech Centre)", be approved.

CARRIED UNANIMOUSLY

2. TEXT AMENDMENT: 475 Alexander Street

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

Summary: To amend Comprehensive Development (CD-1) #337 (By-law No. 7434) to add Child Day Care Facility as a permitted use.

The Director of Planning recommended approval as set out in the Public Hearing agenda.

Summary of Correspondence

No correspondence had been received since referral to public hearing.

Speakers

The Mayor called for speakers for and against the application.

Vaughan Evans spoke in support of the application.

Council Decision

MOVED by Councillor Louie

THAT, to enable a proposed child day care facility to proceed, the application to amend CD-1 #337 (By-law No. 7434) for 475 Alexander Street to add Child Day Care Facility as a permitted use, generally as presented in Appendix A of the Policy Report dated January 4, 2011, entitled "CD-1 Text Amendment: 475 Alexander Street" be approved.

CARRIED UNANIMOUSLY

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February 17, 2011

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Deal

SECONDED by Councillor Cadman

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 for items 1 and 2.

CARRIED UNANIMOUSLY

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Note: Council started hearing speakers regarding item 4 on February 17, 2011. Council concluded hearing speakers regarding item 4, on February 21, 2011. Speakers for item 5 were heard starting on February 21 and concluded on February 24, 2011, at which time Council started hearing speakers regarding item 3. The Minutes are consolidated and recorded in numerical order for ease of reference.

On February 21, 2011, it was

MOVED by Councillor Stevenson

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 sign by-law.

CARRIED UNANIMOUSLY

(Councillor Cadman on Leave of Absence for Civic Business)

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3. TEXT AMENDMENT: False Creek North Official Development Plan Amendment

Note: This item was considered by Council on February 24, 2011, following conclusion of the Public Hearings on items 4 and 5. The Minutes are recorded in numerical order for ease of reference.

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

Summary: To amend the False Creek North Official Development Plan (FCN ODP) to specify new requirements for district energy, local jobs and procurement, event noise mitigation and thermal comfort for all the remaining development sites in Northeast False Creek. Area specific amendments are also proposed to permit the proposed rezoning of 10 Terry Fox Way [Area 5(b) East and Area 5(b) West].

The Director of Planning recommended approval as set out in the Public Hearing agenda.

Council also had before it a Memorandum dated February 21, 2011, from the Director of Planning, which recommended the following changes to the draft amendments discussed in the Administrative Report dated January 10, 2011, entitled "Amendments to the False Creek North Official Development Plan":

THAT Appendices B and C of the Administrative Report dated January 10, 2011, entitled, "Amendments to the False Creek North Official Development Plan", be revised as follows:

Appendix B - Area 5b East

Section:

5. Delete

7. Replace description of text changes (Section 3.3) as follows:

"Text changes (3.3) to increase the maximum number of dwelling units in FCN from 9,843 to 10,154; increase the total floor area for residential from up to a maximum of 918,248 square metres to 946,417 square metres; and decrease the percentage of affordable housing units in FCN from 12.94% to 12.53%.

8. Replace description of Figure 4 amendments as follows:

"Figure 4 is amended to add the 5b East residential allowance of 28,169 m² (303,209 sq.ft.) of market residential floor space, increase the total unit count and decrease the percentage of affordable housing units in FCN."

In addition to the changes listed in Appendix B amend Figure 9C as follows:

“Figure 9C (movement) is amended to show an additional bike lane on the Smithe Street Extension.”

Appendix C – Area 5b West

Section:

2. Delete
3. Replace description of Figure 4 amendments as follows:

“Figure 4 is amended to add the 5b West residential allowance of 38,782m² (417,443 sq.ft.) of market residential floor space, increase the total unit count and decrease the percentage of affordable housing units in FCN.”

5. Delete
6. Delete
7. Delete

Staff Opening Comments

Brent Toderian, Director of Planning, and Paula Huber, Planner, Current Planning, provided an overview of the application and NEFC Bridging Work program, and provided clarification regarding the agenda order and linkages between items 3, 4, 5 and 6 on the February 17, 2011, Public Hearing agenda.

Summary of Correspondence

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

- 6 letters opposed
- 8 letters related to other issues.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in opposition to the application, noting concerns pertaining to community consultation, amenities, contaminated soil in the proposed park area, and proposed land trade with regard to housing:

Katherine McKinnon, President, False Creek Residents' Association
Devon Kuiper, False Creek Residents' Association (on behalf of Fern Jeffries)
Dexter Lam
Gary Jackson
John Murray

Patsy MacMillan
Sean Bickerton, President, Paris Place Strata

The following spoke neither in support of, nor in opposition to the application, but expressed the need for a permanent park, rowing facilities in the area, and play space and after school programs in the Downtown Eastside:

Commissioner Aaron Jasper, Chair, Vancouver Park Board
Simon Litherland
Grace Tate, RayCam Board of Directors, Parent Committee
Gina Hawkins
Sabine Tanasiuk

Staff Closing Comments

Brent Toderian, Director of Planning, provided closing comments.

Mr. Toderian and Ms. Huber, along with David McLellan, General Manager, Community Services Group, Brian Crowe, Assistant City Engineer, Water and Sewers Division, and Dwayne Drobot, Rezoning Planner, Rezoning Centre, responded to questions.

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On February 24, 2011, during Council questions to staff, it was

MOVED by Councillor Deal

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

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Cadman on Leave of Absence for Civic Business)*

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Following the hearing of speakers and questions to staff on item 3, on February 24, 2011, it was

MOVED by Councillor Louie

- A. THAT the Public Hearing on Item 3 regarding amendments to the False Creek North Official Development Plan be concluded.
- B. THAT Council postpone decisions on items 3, 4, and 5 of the Public Hearing agenda dated February 17, 2011, pending a recommendation from staff on how to proceed on the timing related to the aforementioned items, and to obtain

further advice from staff at the next Regular Council meeting on March 1, 2011.

CARRIED
(Councillor Anton opposed)
(Councillor Cadman on Leave of Absence for Civic Business)

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February 24, 2011

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Deal

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY
(Councillor Cadman on Leave of Absence for Civic Business)

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Jang
SECONDED by Councillor Deal

THAT the report of the Committee of the Whole be adopted for item 3.

CARRIED UNANIMOUSLY
(Councillor Cadman on Leave of Absence for Civic Business)

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4. REZONING: 10 Terry Fox Way (Concord Area 5b West)

Note: Council heard from speakers regarding item 4 on February 17 and 21, 2011. The Minutes are consolidated for ease of reference.

An application by Matt Meehan, Pacific Place Development Corporation ("Concord") was considered as follows:

Summary: To rezone from BCPED (BC Place/Expo District) to CD-1 (Comprehensive Development) District to permit the development of two residential towers with two floors of commercial development.

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

Council also had before it a memorandum dated February 15, 2011, in which the Director of Planning provided clarification and additional information on a number of items pertaining to the proposal, requested by Council when the Policy Report dated January 4, 2011, entitled "CD-1 Rezoning - 10 Terry Fox Way (Concord Area 5b West)" was referred to public hearing, including:

1. Outcomes of the public information session for the proposal;
2. Clarification regarding the 20 per cent affordable housing policy;
3. Clarification regarding the noise and thermal comfort study, and
4. Additional information regarding the Creekside Park Extension.

The memorandum also contained the following recommendation:

- A. THAT the conditions of approval of the form of development, as presented in Appendix B of the Policy Report dated January 4, 2011, entitled "CD-1 Rezoning -10 Terry Fox Way (Concord Area 5b West)" be amended to add the following conditions:

- a) Under "District Energy" add the following additional note to Applicant at the end of condition (b) 25:

Additional note to Applicant: The City of Vancouver will, by December 31, 2011, advise the Applicant as to the name of the party that is the holder, or the name of the party that is reasonably likely (in the opinion of the General Manager of Engineering Services) to be the holder, of the City of Vancouver's Retail Franchise for Northeast False Creek Low Carbon Renewable District Heating Services. If the City of Vancouver fulfills the foregoing requirement, then the Applicant will be required, in accordance with the above condition, to connect to the district heating system of the Retail Franchise holder. Knowing the name of the Retail Franchise holder will assist the Applicant to gain information regarding detailed design of the interface of in-building mechanical systems with the district energy system, and provide the Applicant lead-time to enter into energy supply contracts with such holder in advance of heat delivery being required to the Applicant's buildings. If the City of Vancouver does not advise the Applicant by December 31, 2011 of the name of the party that is the Retail Franchise holder or the name of the party that is reasonably likely to be the Retail Franchise holder, the Applicant will be free to enter into energy supply contracts with an alternate district energy service provider.

- b) Under "Planning" add the following new conditions after condition (b) 20 and renumber the subsequent conditions in section (b):

21. Design development of the façades to achieve noise mitigation that is, with a reasonable degree of certainty, as determined by the Director of Planning, within the Council-approved performance target of 40 - 50 dBC;

22. That passive design strategies (such as solar shading and building facade design, and as further described in the Passive Design Toolkit - Best Practices, City of Vancouver, November 2008) be pursued and operable windows be provided (for use during non-event periods) to reduce the energy use.

Note to Applicant: Residential units may be air conditioned in cases where a thermal comfort study shows that a comfortable temperature cannot be maintained during warmer months with the windows shut, and where all available passive design measures have been employed. This will ensure that residents can enjoy a reasonable degree of quiet during the warmer months when there will be more events. The thermal comfort study should incorporate the consideration of options that emphasize passive design strategies and mechanical ventilation, with no air conditioning and options that incorporate air conditioning. Air conditioning should only be pursued when it is proven that reliance on passive design strategies and mechanical ventilation will not result in comfortable interior temperatures with the window shut during the warmer months.

- B. THAT the condition of by-law enactment (c) 5, concerning the Community Amenity Contribution, as presented in Appendix B of the Policy Report dated January 4, 2011, entitled "CD-1 Rezoning - 10 Terry Fox Way (Concord 5b West)", be amended to strike out the words "along the Carrall Street Greenway" and replace them with "within the Northeast False Creek area".

Staff Opening Comments

Paula Huber, Planner, Central Area Planning, provided an overview of the Northeast False Creek area and explained the relationship between items 3, 4, 5 and 6 on the Public Hearing agenda. Jeff Greenberg, Law Department, provided an overview of legal issues related to Northeast False Creek.

Dwayne Drobot, Rezoning Planner, Rezoning Centre, Current Planning, provided an overview of the application, and along with Michael Flanigan, Director, Real Estate Services, Brent Toderian, Director of Planning, Dan Garrison, Planner, Housing Policy, and Ms. Huber responded to questions.

Applicant Comments

Matt Meehan, Pacific Place Development Corporation (Concord) responded to questions.

Summary of Correspondence

Council received the following correspondence since the application was referred to public hearing:

- 3 letters in support

- 9 letters opposed
- 1 letter related to other issues.

Speakers

The Mayor called for speakers for and against the application.

Mike Stewart spoke in support of the application.

The following spoke in opposition to the application, noting concerns with parkland, the public consultation process, social housing, community amenities contributions, noise, and livability:

Devon Knight
Patsy McMillan
Fern Jeffries, False Creek Residents' Association/Keefer Place Community Group
Jean Swanson
Mark Wirtz
Beth Malena, Downtown Neighbourhood Council
Joseph Jones
Ted Kuntz
Sean Bickerton, Paris Place Strata/False Creek Residents' Association
David Holtzman
Michael Levy
Debra Barker
Theresa Pickering on behalf of Loretto Turner)
Isabel Minty
Gary Jackson
Dave Murray, Downtown Neighbourhood Council
Ned Jacobs
Janice Douglas

The following spoke neither in support of, nor in opposition to, the application, but noted concerns with park design, dragonboating resources, housing, and community amenity contributions, the need for a comprehensive cycling/pedestrian plan, and the land swap:

Milton Wong
Maxim Winther
Devon Kuiper
Michael Alexander
Leslie Adams, Roundhouse Community Centre Association
Richard Campbell
Joe Thompson
Kathy Gibler, Dr. Sun Yat-Sen Garden Society

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During the hearing of speakers on February 17, 2011, it was

MOVED by Councillor Reimer

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

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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Following the hearing of speakers regarding item 4 on February 17, 2011, staff agreed to respond to questions when the Public Hearing reconvened on February 21, 2011. The Mayor requested Council forward their questions to Dwayne Drobot, Planner, Rezoning Centre, no later than noon, Friday, February 18, 2011, particularly if the questions require research.

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February 21, 2011

COMMITTEE OF THE WHOLE

*MOVED by Councillor Jang
SECONDED by Councillor Deal*

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 sign by-laws.

*CARRIED UNANIMOUSLY
(Councillor Cadman on Leave of Absence for Civic Business)*

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Following the hearing of speakers regarding item 4 on February 21, 2011 it was

MOVED BY Councillor Deal

THAT Council conclude the Public Hearing on item 4 regarding the rezoning of 10 Terry Fox Way (Concord Area 5b West) and

FURTHER THAT the decision on this matter be postponed following the conclusion of the decision on item 3 regarding the text amendment to the False Creek North Official Development Plan.

CARRIED UNANIMOUSLY
(Councillor Cadman on Leave of Absence for Civic Business)

5. REZONING: 10 Terry Fox Way (Concord Area 5b East)

Note: Council heard from speakers regarding item 5 on February 21 and 24, 2011. The Minutes are consolidated for ease of reference.

An application by Jeff Christianson, IBI/HB Architects was considered as follows:

Summary: To rezone from BCPED (BC Place/Expo District) to CD-1 (Comprehensive Development) District to permit the development of two residential towers with two floors of commercial development.

The Director of Planning recommended approval subject to conditions set out Public Hearing agenda.

Council also had before it a memorandum dated February 15, 2011, in which the Director of Planning reported on recommendations for allocation of the Community Amenity Contribution and addressed changes to the proposed conditions of approval related to noise, thermal comfort and district energy, and provided the following recommendation:

THAT the conditions of approval of the form of development, as presented in Appendix B of the Policy Report dated January 4, 2011, entitled "CD-1 Rezoning - 10 Terry Fox Way (Concord Area 5b East)", be amended to add the following conditions:

- a) Under "District Energy" add the following additional note to Applicant at the end of condition (b) 21:

Additional Note to Applicant: The City of Vancouver will, by December 31, 2011, advise the Applicant as to the name of the party that is the holder, or the name of the party that is reasonably likely (in the opinion of the General Manager of Engineering Services) to be the holder, of the City of Vancouver's Retail Franchise for Northeast False Creek Low Carbon Renewable District Heating Services. If the City of Vancouver fulfills the foregoing requirement, then the Applicant will be required, in accordance with the above condition, to connect to the district heating system of the Retail Franchise holder. Knowing the name of the Retail Franchise holder will assist the Applicant to gain information regarding detailed design of the interface of in-building mechanical systems with the district energy system, and provide the Applicant lead-time to enter into energy supply contracts with such holder in advance of heat delivery being required to the Applicant's buildings. If the City of Vancouver does not advise the Applicant by December 31, 2011 of the name of the party that is the Retail Franchise holder or the name of the party that is reasonably likely to be the Retail Franchise holder, the Applicant will be free to enter into energy supply contracts with an alternate district energy service provider.

- b) Under "Planning" add the following new conditions after condition (b) 31:

32. Design development of the façades to achieve noise mitigation that is, with a reasonable degree of certainty as determined by the Director of

Planning, within the Council-approved performance target of 40 to 50 dBC.

33. Pursue passive design strategies (such as solar shading and building façade design, and as further described in the Passive Design Toolkit - Best Practices, City of Vancouver, November 2008) and provide operable windows (for use during non-event periods) to reduce the energy use.

Note to Applicant: Residential units may be air conditioned in cases where a thermal comfort study shows that a comfortable temperature cannot be maintained during warmer months with the windows shut, and where all available passive design measures have been employed. This will ensure that residents can enjoy a reasonable degree of quiet during the warmer months when there will be more events. The thermal comfort study should incorporate the consideration of options that emphasize passive design strategies and mechanical ventilation, with no air conditioning and options that incorporate air conditioning. Air conditioning should only be pursued when it is proven that reliance on passive design strategies and mechanical ventilation will not result in comfortable interior temperatures with the window shut during the warmer months.

Staff Opening Comments

Dwayne Drobot, Rezoning Planner, Rezoning Centre, Current Planning, presented the application and along with Michael Flanigan, Director, Real Estate Services, Danica Djurkovic, Acting Director of Planning and Operations, Park Board, responded to questions.

Summary of Correspondence

Council received the following correspondence since the application was referred to public hearing:

- 3 letters in support
- 1 letter opposed
- 1 letter related to other issues.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in opposition to the application, noting concerns with amenities, need to accommodate families, housing, and the need for a comprehensive approach to development:

Patsy McMillan
Clara Penner
Fern Jeffries, False Creek Residents' Association/Keefer Place Community Group
John Murray
Sean Bickerton

Debra Barker
Joe Thompson
Rusty Kerr

The following spoke neither in favour of, nor in opposition to, the application, but noted concerns with the need for a comprehensive approach:

Michael Alexander
Richard Campbell
Kathy Gibler, Dr. Sun Yat-Sen Garden Society
Devon Knight

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During the hearing of speakers on February 21, 2011, it was

MOVED by Councillor Stevenson

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

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Cadman on Leave of Absence for Civic Business)
(Councillor Woodsworth absent for the vote)*

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Staff Closing Comments

Michael Flanigan, Director, Real Estate Services, and Dwayne Drobot, Planner, Rezoning Centre, Current Planning, responded to questions. Staff agreed to address further questions when the Public Hearing reconvened on Thursday, February 24, 2011.

Applicant Closing Comments

Matt Meehan, Pacific Place Development Corporation, responded to concerns raised by speakers regarding housing and the park, and responded to questions.

Following the hearing of speakers and the Applicant closing comments on February 21, 2011, it was

MOVED BY Councillor Deal

THAT Council conclude the Public Hearing on item 5, regarding the rezoning of 10 Terry Fox Way (Concord Area 5b East) and,

FURTHER THAT the decision on item 5 be postponed following the conclusion of the votes on items 3 and 4 of the Public Hearing agenda for February 17, 2011.

CARRIED UNANIMOUSLY
(Councillor Cadman on Leave of Absence for Civic Business)

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February 21, 2011

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY
(Councillor Cadman on Leave of Absence for Civic Business)

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson
SECONDED by Councillor Jang

THAT the report of the Committee of the Whole be adopted for items 4 and 5.

CARRIED UNANIMOUSLY
(Councillor Cadman on Leave of Absence for Civic Business)

Note: Following the conclusion of the Public Hearing on item 5, Council heard from speakers regarding item 3 on February 21 and 24, 2011. The minutes are consolidated and recorded in numerical order for ease of reference.

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6. REZONING: 777 Pacific Boulevard (Hotel/Entertainment/Casino Complex)

Note: Council began hearing speakers regarding item 6 on March 7, 2011. Speakers were also heard on March 8, 14, April 9 and 10, 2011.

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March 7, 2011

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 sign by-laws.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

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An application by Brent MacGregor, BC Pavilion Corporation (PavCo), was considered as follows:

Summary: To rezone from BCPED (BC Place/Expo District) to CD-1 (Comprehensive Development) District to permit a mixed-use hotel/entertainment/casino complex with two hotels, restaurants, a theatre, and a cabaret. The proposal also includes the relocation and expansion of the Edgewater Casino.

The Director of Planning recommended approval subject to conditions set out in Public Hearing agenda.

Council also had before it the following:

- A Memorandum dated March 3, 2011, from the General Manager of Community Services, which provided clarification and additional information on a number of items pertaining to the proposal, including:
 1. Outcomes of the public information session on gaming in Vancouver held at the request of Council;
 2. Information on the definition of a "destination casino";
 3. Clarification regarding statistics on problem gambling;
 4. Questions regarding policing issues relating to casinos, especially money laundering;

5. Gaming revenues from an expanded casino, and
 6. LEED Gold Equivalency.
- A Memorandum dated April 5, 2011, also from the General Manager of Community Services, which responded to Council's March 8, 2011, request for additional information regarding revenue projections for a redeveloped Edgewater Casino (with 1500 Slots and 150 tables), and summarized projections done by experts commissioned by Paragon Gaming LLC and the BC Lottery Corporation, drawing on information from the following two reports:
 - September 2009 report, *Review of Market Potential for the Redeveloped Edgewater Casino*, by HLT Advisory, and
 - 2010 report, *Paragon BC Place Hotel and Casino Incremental Gaming Revenue Analysis*, by Gaming Market Advisors (GMA).

Staff Opening Comments

Dwayne Drobot, Rezoning Planner, Rezoning Centre, Current Planning, and Mario Lee, Social Planner, Social Policy, provided an overview of the application, and along with David McLellan, General Manager, Community Services Group, and Brent Toderian, Director of Planning, responded to questions throughout the course of the Public Hearing.

On March 14, 2011, Council received a presentation on problem gambling from Dr. John Carsley, Office of the Chief Medical Officer, who also responded to questions.

Also on March 14, 2011, Inspector Warren Lemcke, Vancouver Police Department, responded to questions regarding money laundering, need for proper regulations, and policing resources.

Applicant Comments

The following represented the Applicant, provided an overview of the application process to date, and responded to questions regarding charity funding, proposed casino access points, and community amenity contributions:

David Podmore, Chair, Board of Directors, BC Pavilion Corporation (PavCo)
Michael Graydon, President and CEO, BC Lotteries Corporation (BCLC)
Diana Bennett, CEO, Paragon Gaming
Scott Menke, President, Paragon Gaming
John Cahill, Paragon Gaming

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On March 7, 201 it was

MOVED by Councillor Stevenson

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

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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Summary of Correspondence

Council received the following correspondence since the application was referred to public hearing:

- 1027 letters in support
- 719 letters opposed
- 103 letters related to other issues.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application, noting economic and social benefits including, increased employment and donations to the arts and charity:

Robert Harrison, Canadian Auto Workers Union Local 300
James Swank, BCGEU
Bob Higgs, International Union of Operation Engineers Local 115
Harry Van Beest, International Brotherhood of Electrical Workers, Local 213
Craig Stowe
Leslie Harris
Charlene Baker
Thane Boulter
Janet Hanson
Arif Bhaloo
Ina Watson
Jim Woschee
Evelyn Torrefiel
Jeff Sweetnam, on behalf of Dennis Sweetnam, RainCity Janitorial
Jeff Reynolds
Loy Tran
Tek Lee
Arishta Bhan

Vijaya Sharma
Natalia Heredia
Ben Ho
Brian Middleton, CAW Edgewater Bargaining
Susan Spratt, BC & Alberta Area Director, CAW
Alan Foster
Rob Gervan
Angelo Ma
Montana Parnont
Russell Li
Manuel Alvernaz
Josh Towsley
Sue Griffin, BC Sports Hall of Fame
Tom Sigurdson, BC Building and Construction Trades Council
Lorea Ytterberg
Carrie Darling
Lisa Reid-Forgie
Richard Procter
Mel Thomas
Alan King
John Cahill, Paragon Gaming
Susan King
Jonathon Segovia
Ian Tostenson, BC Restaurant and Food Services Association
Cameron Steele
Teresa Reimer
Maricel Parafina
Alan Stokes
Janine Waite
Xuan Nguyen
Wanisa Acupan
Leslie Harris
David Gray
Matt Jarvis
Farzad Amedi
David Lee
Paul Smith, Director of Corporate Social Responsibility, BCLC
Bernie Magnan, Vancouver Board of Trade
Selvan Chetty, Opus Hotel
Bruce Langereis, Georgia Hotel
Richard Main, General Manager, Marriott

The following spoke in opposition to the application, noting concerns with funding for cultural and sporting events, problem gambling, money laundering and other criminal activity, casino expansion, the public consultation process, impact on view, traffic, livability of the city, stadium access, and economic sustainability:

Isabel Minty, Citizens Against Gambling Expansion
Amir Ali Alibhai, Greater Vancouver Alliance for Arts and Culture

Hilary Reid
Darrell Zimmerman
Patsy McMillan, False Creek Residents' Association
John Shayler
Menard Caissy, Revolutionist Party of Canada
Tom Durrie, Grandview-Woodlands Area Council
Fern Jeffries, False Creek Residents' Association/Keefer Place Community Group
Herb Barbolet
Darg Bell-Irving
Colleen Hardwick
Grant Fraser (on behalf of Colin Stark)
Ann Murnaghan
Denise Dufault
Homeless Dave
Sandy Garrossino, Vancouver Not Vegas
Peter Ladner
Sheila Paterson, Council of Senior Citizens' Organizations of BC
Joseph Jones
Jim Hallows
Peggy Wong
Sean Bickerton, False Creek Residents' Association/Paris Place Strata/Vancouver not Vegas
James Johnstone, Strathcona Residents' Association
Colin Miles
Nathan Edelson
Jessica Wadsworth
Bill McCreery
David Bornman
Clay Braziller
Andy Yan
Petronella Vander Valk, Grandview-Woodlands Area Council
Peter Sartwell
Ray Dujardin
Joyce Thayer
Eleanor Hadley
Diana Smith
Mike Dumler, Coalition of Progressive Electors
Sharon Urton
Duncan Etches
Sandy Garrossino for Asha Fraser
Ian Pitfield
Helen Wilkes for Gloria Levi
Mary Ann Moffat
Milena Kermode
Paul Little
Grant Fraser
Reverend Gary Patterson
Katherine Wellburn
Mark Osbourn

Chris Stephenson
Fred Bass
Reverend Andrew Cheung, Harvest City Church
Dr. Tom Perry
Anakana Schofield
James Ip, Vancouver Chinese Evangelical Ministerial Fellowship
Susan Faehndrisch Findlay
Gerald Daubert
Marcus Waddington
Dawn Rae McLaren
Denise Goodkey
Peter MacRae
Nicholas Foxcroft
Margaret Duncan
Gregory Dow
Elaine Carol
Alison Robinson
Brad Zemit
Jean-Francois Guimond
Ken Lum
Dan Fass
Diane King
Harvey McKinnon
Sabine Mabardi
Ralph Stanton
Liz Watson
Sandy Garrossino (on behalf of Jonathan Baker)
Lindsay Brown
Ned Jacobs, Neighbourhoods for a Sustainable Vancouver
Paul Fast
Brendan Boylan
Russell Copley

The following spoke neither in support of, nor in opposition to, the application but noted concerns with the public involvement process, and provided an overview of the research on problem gambling:

Peter Greenwell, Chair, Vancouver City Planning Commission
Richard Douglas, Vancouver Hospitality Association

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On March 8, 2011, it was

MOVED by Councillor Cadman

THAT the meeting be extended to finish hearing and asking questions of the current speaker, Dr. John Carsley.

CARRIED UNANIMOUSLY

Subsequently, Council requested Dr. Carsley return at 6:30 pm on March 14, 2011, to present and respond to Council enquiries. Dr. Carsley so agreed.

On March 14, 2011, it was

MOVED by Councillor Cadman

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

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

Also on March 14, 2011, it was

MOVED by Councillor Meggs

THAT Bernie Magnan, Vancouver Board of Trade, be moved to the top of the speakers list on April 12, 2011.

not put

In discussion, it was noted that it is unfair to move one person up on the list without considering the same for all other speakers.

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Applicant Closing Comments

The following provided closing comments, including an explanation of the casino approval process in BC, thanked staff and all speakers, and provided a review of options for Council's consideration:

David Podmore, Chair, Board of Directors, BC Pavilion Corporation (PavCo)
Brent MacGregor, Consultant, BC Pavilion Corporation (PavCo)
John Cahill, Paragon Gaming

Mr. Podmore also submitted the following as a potential change to the conditions of the application, for Council's consideration:

Add the following condition as No. 27:

Execute an agreement which will restrict the number of slot machines to a maximum of 1200, but make provision for Council to review this slot machine number at the earliest two years after the entertainment complex opens. It being understood that at this slot machine number, the second hotel development may need to be phased to ensure the economics of the project remain viable.

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At approximately 6:00 pm on April 10, 2011, it was

*MOVED by Councillor Louie
SECONDED by Councillor Meggs*

THAT, under section 2.3(c) of the Procedure By-law, Council extend the length of the meeting by one hour or less.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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Staff Closing Comments

Brent Toderian, Director of Planning, and Dwayne Drobot, Planner, Rezoning Centre, provided an overview of technical details and land use issues, reviewed total speakers and correspondence received since the application was referred to public hearing, and provided an explanation of the two yellow memos and the three options for Council's consideration.

Staff, along with Mario Lee, Social Planner, and the applicant team, responded to questions. Staff agreed to provide updates at the Council meeting where the decision on this application is made

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A approximately 7:00 pm on April 10, 2011, it was

*MOVED by Councillor Stevenson
SECONDED by Councillor Jang*

THAT, under section 2.3(c) of the Procedure By-law, Council extend the length of meeting by one hour or less.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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Council Decision

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT Council conclude the Public Hearing on item 6 regarding the rezoning of 777 Pacific Boulevard (Hotel/Entertainment/Casino Complex), and refer discussion and decision to the Regular Council meeting to be held on Tuesday, April 19, 2011, at 2:00 pm, as Unfinished Business.

CARRIED UNANIMOUSLY

The Special Council recessed at 11:00 pm on February 17, 2011, 11:00 pm on February 21, 2011; 10:59 pm on February 24, 2011; 11:02 pm on March 7, 2011; 10:20 pm on March 8, 2011; 11:06 pm on March 14, 2011; 6:00 pm on April 9, 2010, and adjourned at 7:10 p m on April 10, 2011.

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