



SPECIAL COUNCIL MEETING MINUTES

JULY 26, 27 AND 28, 2011

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 26, 2011, at 7:43 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the zoning, heritage, and sign by-laws. Subsequently, the Public Hearing reconvened at 6:07 pm on Wednesday, July 27, 2011 and 7:57 pm on Thursday, July 28, 2011.

PRESENT: Mayor Gregor Robertson
Councillor Suzanne Anton*
Councillor David Cadman
Councillor George Chow
Councillor Heather Deal
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Tim Stevenson
Councillor Ellen Woodsworth

ABSENT: Councillor Kerry Jang (Leave of Absence)

CITY MANAGER'S OFFICE: Penny Ballem, City Manager (July 27 and 28, 2011)

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator (July 26, 2011)
Pat Boomhower, Meeting Coordinator (July 27, 2011)
Nicole Ludwig, Meeting Coordinator (July 28, 2011)

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson
SECONDED by Councillor Cadman

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

CARRIED UNANIMOUSLY

1. HERITAGE DESIGNATION: 1021 West Hastings Street (former University Club)

An application by Musson Cattell Mackey Partnership was considered as follows:

Summary: To designate the principal façade of the existing 'B' listed heritage building as protected heritage property.

The Director of Planning recommended approval.

Summary of Correspondence

No correspondence has 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 Deal

- A. THAT the principal façade of "The University Club" building, located at 1021 West Hastings Street and listed in the 'B' evaluation category on the Vancouver Heritage Register, be designated under Section 593 of the *Vancouver Charter* as protected heritage property.
- B. THAT the Director of Legal Services be instructed to bring forward for enactment the by-law to designate the principal façade of "The University Club" building located at 1021 West Hastings Street as a protected heritage property.
- C. THAT the granting of a 10% increase to the floor space ratio permitted for the lands at 1021 and 1055 West Hastings Street, after consolidation of them, for purposes of Development Permit Application No. 414163, as compensation for the conservation of the principal facade of 'The University Club' building, located at 1021 West Hastings Street, and the designation of it as a protected heritage property under section 593 of the *Vancouver Charter*, be approved.
- D. THAT the Vancouver Heritage Register be amended to add the Guinness Tower at 1055 West Hastings to the 'B' evaluation category thereof.

CARRIED UNANIMOUSLY

2. REZONING: 105-167 West 2nd Avenue

An application by Walter Francl, Principal, Walter Francl Architecture, was considered as follows:

Summary: To rezone from M-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit the development of three residential towers on a six-storey podium that includes retail uses at grade and a daycare. Tower heights proposed are 15 storeys (43.2 m) and 16 storeys (46.0 m). Rezoning is required to permit residential uses, increased height and the proposed density of 5.26 FSR. The site is in the Southeast False Creek Official Development Plan area.

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

Staff Opening Comments

Michael Naylor, Senior Rezoning Planner, presented the application and along with Brent Toderian, Director of Planning and Jerry Evans, Associate Director, Real Estate Services responded to questions.

Mr. Naylor also noted an error in Appendix A of the Policy Report dated June 20, 2011, entitled "Rezoning: 105-167 West 2nd Avenue". The maximum building height was indicated incorrectly as 56.25 m, whereas elsewhere in the report it was shown as 46.0 m. The height has been corrected in the draft by-law posted for this item.

Applicant Comments

Walter Francl, Walter Francl Architecture, provided a presentation and responded to questions.

Summary of Correspondence

Council received the following correspondence related to the application since referral to Public Hearing:

- 2 letters in opposition

Speakers

The Mayor called for speakers for and against the application.

Azmina Kara spoke in support of the application.

The following spoke in opposition or expressed concerns about aspects of the application:

Stephen Bohus
Jon Petrie
Adin Wridgway
Grace MacKenzie
Kay MacIntosh
Warren Walker
Rick Letendre
Michelle Sturino
Sandeep Johal
Sylas Vallee
Randy Chatterjee

Applicant Closing Comments

The applicant provided closing comments.

Staff Closing Comments

Staff provided closing comments.

Council Decision

MOVED by Councillor Louie

- A. THAT the application, by Walter Francl Architecture Inc. on behalf of 0742012 BC Ltd. (Executive Group of Companies), to rezone 105-159 West 2nd Avenue (Lots A, B, C and D, Block 10, DL 200A, Plan 197 and 3748; PIDs: 005-709-784, 005-709-792, 005-709-814 and 005-709-776 respectively) and 167 West 2nd Avenue (Lots 22, 23 and 24, Block 10, DL 200A, Plan 197; PIDs: 005-709-733, 005-709-741 and 005-709-768 respectively) from M-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit a mixed-use development comprised of three residential towers over a residential podium with commercial uses at grade and a childcare centre at the podium roof level and with a total floor area of 36 754 m² (395,625 sq. ft.), generally as presented in Appendix A of the Policy Report dated June 20, 2011, entitled "CD-1 Rezoning - 105-167 West 2nd Avenue", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Walter Francl Architecture Inc. and stamped "Received Planning Department, July 26, 2010", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

- (b) THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board, who shall consider the following conditions:

Design Development

1. Design development to the height of the west tower, reducing the roof appurtenance to conform to Section 10.11 of the Zoning and Development By-Law.

Note to Applicant: The roof appurtenance should be less than 10 percent of the roof area and no wider than 1/3rd of any width.
2. Design development to address neighbourliness with the adjacent proposed development north across the lane, stepping and reorienting massing of the upper massing of both the east and west towers, to improve livability and sun access.

Note to Applicant: Through modifications to the building massing and unit layouts mitigate proximity issues with the adjacent development. Density may be reallocated to the east tower.
3. Design development to enhance the architectural expression with special emphasis on enhancing the distinctiveness of parts and bringing added prominence to the west tower and with greater articulation of the west elevation and southwest corner.

Note to Applicant: Consider how a greater response to solar orientation can be a form generator.
4. Consideration to add more colour to the architectural language, as demonstrated in the Olympic Village.

Note to Applicant: As per comments from the Urban Design Panel.
5. Design development to address pedestrian interest enabling good physical and visual connectivity between the commercial spaces at grade and the public realm of the street.

Note Applicant: Commercial frontage should be continuous full-height clear glazing, with door access approximately every 50 ft., avoiding blank walls or display shelving backed against the windows. Display windows should allow for clear sightlines into the interior of the commercial space.

Landscape Design

6. Provide a variety of spaces consistent with the SEFC Public Realm Plan.

Note to Applicant: Include special paving, lighting, planting, driveway crossings, pedestrian entrances, walkways, permanent site furniture, weather protection, garbage storage, recycling and loading facilities.

7. Provide adequate sunlit spaces for Urban Agriculture as per the Urban Agriculture Guidelines. The spaces should include areas for tool storage, composting, and seating. At least two hose bibs should be provided for each Urban Agriculture area.

Note to applicant: The design for the urban agriculture should be flexible enough to allow for future alternate uses of the spaces.

8. Provide maximum planting depths (BCLNA Landscape Standards) for all areas planted on slab. Structures such as underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes.

9. Provide large-scale sections (1/4"=1' or 1:50) through all the on-slab planters, including the town house entrances through the centre of the Mews. The sections should illustrate the planters, retaining walls, guardrails, patios, privacy screens, stairs and tree planting depths. The sections should include the underground slab.

10. Provide hose bibs for all patios greater than 100 sq. ft. in area.

11. Provide small trees for townhouse entry planters facing the mews.

12. Provide an external lighting plan for pedestrian routes and courtyards, to ensure that adequate lighting levels are achieved for CPTED performance while minimizing glare for residents.

13. Provide a full Landscape Plan. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.

14. Provide a public realm design consistent with the SEFC Public Realm Design Guidelines and to the satisfaction of the General Manager of Engineering Services.

Engineering

The following are to be addressed at the development permit stage:

15. Provision of the following details for the ETS room. The ETS room shall be located at the basement or ground level, preferably at or adjacent to an outside wall with suitable space for the installation of the NEU system ETS equipment, and with adequate provision for connection to outside NEU distribution piping and communications conduit all to the satisfaction of the General Manager of Engineering Services. The developer shall make available use of sewer and potable water piping in each ETS room. The ETS room shall be ventilated as required by the Vancouver Building By-law and heated during the winter to minimum 15° C. The developer must provide a dedicated 15 amp 120V, 60 Hz single-phase electrical service for operation of the ETS, all to the satisfaction of the General Manager of Engineering Services. Please contact Kieran McConnell of the NEU office at 604-871-6981.
16. Provision of a minimum 20% of residential parking stalls with 120 V AC single phase outlets (per section 86 of the Canadian Electrical Code).
17. Provision of improved plans to include the following:
 - (i) A complete tech table showing the required parking, loading and bicycle space calculations for both residential and commercial components for each phase and combined.
 - (ii) Clearly label and number all loading and parking spaces including disability and visitor parking spaces.
 - (iii) Show column locations in the parking areas as none are shown on drawing A201.
 - (iv) Redistribute the location of the small car spaces in phase one and in phase two to be split proportionately for both phases.
 - (v) Modify wall/stairwell structure and bicycle room access at gridline O/13 and O/14 on drawings A201 on Parking levels L1 to L3 (drawing error).
 - (vi) Provide design elevations through out the parking structure to calculate the slope and cross-fall of the ramps, drive aisles, parking stalls and loading bays.

Note to applicant: The percent of slope, the length of the ramp at the specified slope, and design elevations on both sides of the ramp at all break points (plus along the centre of travel lanes in curves) must be shown on the submitted drawings.

- (vii) Provide a separate floor plan for P3 with stall numbers and design elevations noted.
- (viii) Show security gates for the parking and loading areas and note the activation device on the plans. (Key fobs?)
- (ix) Show wheel stops for all parking spaces.
- (x) Provide a cross-section of the loading bays showing the vertical clearance to the underside of the security gate and the slope.

Note to applicant: 3.8 m of vertical clearance is required for the loading bay.
- (xi) Provide 2.3 m of vertical clearance for access and manoeuvring to all disability spaces.

Note to applicant: Building section 3 on drawing A302 measures 2.1 m of vertical clearance.
- (xii) Clarify the phasing line and show the wall, adjust parking stalls widths accordingly to meet the parking design guidelines.
- (xiii) Modify Class B and Class C loading spaces and/or building/features to address conflicts and manoeuvring issues identified in the Traffic Parking and Loading Review by EBA Engineering dated October 2010.

Note to applicant: Please ensure the required throats and the required manoeuvring access is provided.
- (xiv) Provision of a survey plan showing pole and wire locations in the lane and confirmation that they will be removed or relocated ensuring access to the site is available.
- (xv) Move the pedestrian access from P1 to the residential lobby along gridline 4, 4 m north to reduce conflicts with vehicles.
- (xvi) Doors are not to swing over the ultimate property lines.
- (xvii) Provision of three streams of waste collection for the site, regular garbage, recycling and future organics collection including outfitting of the spaces for future use.
- (xviii) Provide residential garbage and recycling in a location that has improved access for waste haulers.
- (xix) Please review garbage pick up methods, the scale of this project suggests compactors are necessary for the residential pick up. Confirmation from a waste hauler that they can access and pick up from the locations shown without reliance of storage of bins on the lane is required.

- (xx) Clarify that the most westerly elevator/stairwell core shown on Parking L1 and L2-3 has been rotated/mirrored in error (it doesn't match the orientation of the above-grade core), otherwise portions would be encroaching into the lane.

Notes to applicant: Modification of the curbs and lane entries will be required to accommodate truck access. Storm service is to be direct to the lane south of 1st Avenue. Sanitary service is to be directed to 2nd Avenue.

Housing

18. Ensure that a minimum of 25 percent of the dwelling units contain two bedrooms.
19. Design development to ensure that all indoor amenity rooms comply with the High Density Housing for Families with Children Guidelines.

Note to Applicant: Each of the indoor amenity rooms should have an accessible washroom, a kitchenette and adequate storage area.

Childcare

20. Design development to the roof/canopy over the covered outdoor play area to demarcate circulation use from programmable play area, and to ensure that sufficient covered outdoor area is provided to meet the intent of the City of Vancouver Childcare Design Guidelines.

Note to applicant: Consult with the Director of Facilities Design & Management on the recommended balcony railing specification for balconies above outdoor play areas.

21. Design development will be required through the Development Permit process to ensure that the childcare facility will be in accordance with the Provincial Community Care Facilities Licensing requirements and the City of Vancouver Childcare Design Guidelines.

Note to Applicant: Consult with the Assistant Director of Social Infrastructure and with Community Care Facilities Licensing to discuss space allocation and functional layout to ensure that the design supports optimal and sustainable group configurations. A table of areas for the proposed programs will be required with the Development Permit application.

22. Design development to the designated parking area for the childcare to ensure safe access to childcare.

Note to applicant: Consult with Facilities Design & Management. Consider relocating the parkade gate so that the visitor parking is combined with the childcare parking and separated from the secure resident parking. Also consider exchanging the areas designated as childcare garbage and recycling with the parking spots directly adjacent to the elevator.

Universal Design

23. Applicant to work with a Universal Design consultant to achieve the objectives for Universal Design in reference to "The Safer Home Certification Criteria" and submit a "The Safer Home Certification Checklist".

Environmental Sustainability

24. Applicant to meet the SEFC Green Building Strategy and the EcoDensity Rezoning Policy for Greener Buildings (Action A-1), through identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver equivalency, with a minimum of 36 points and including at least 3 optimize energy performance points, one water efficiency point, and one storm water point;

Note to Applicant: Provide a LEED® checklist confirming LEED® Silver equivalency and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set. A letter from the Mechanical consultant shall be submitted outlining how the minimum of three [3] energy points will be achieved.

Urban Agriculture

25. Design development to confirm the viability of the proposed gardening plots, such as providing an area for composting, non-potable water/irrigation systems, and suitable soil volumes.

CONDITIONS OF BY-LAW ENACTMENT

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, and to the Director of Planning, the General Manager of Engineering Services and the Approving Officer as necessary, make arrangements for the following:

Rezoning Fee

1. As permitted under section 4 of the Zoning and Development Fee By-Law No. 5585, half of the required rezoning fee was submitted at the time of application. In accordance with this provision, the applicant is directed to pay the City the remainder of the fee (\$81,285) within 30 days of Council's approval in principle of the rezoning.

Engineering

2. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
 - (i) Dedication of the south 5 feet of the site for road purposes.

Note to Applicant: Delete all proposed below-grade, at-grade, and above-grade portions of the building which encroach over the ultimate south property line except for the proposed sunshades. Should sunshades be proposed to achieve sustainability or LEED® requirements, a separate application to the General Manager of Engineering Services would be necessary.
 - (ii) Dedication of corner cuts at the northwest and northeast corners of the site to accommodate the truck turning movements as described in Appendix C of the traffic report.

Note to Applicant: A detailed and fully dimensioned turning swath is necessary to determine the exact extent of road dedication necessary. Once determined all structures above and below grade are to be removed from the dedication areas.
 - (iii) Consolidation of the site into a single parcel by way of subdivision.
 - (iv) Provision of a surface right of way over the north 1.5 m of the site is required for lane lighting and landscaping purposes.
 - (v) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required, please supply project details including projected fire flow demands to determine if water system upgrading is required, should upgrading be necessary then arrangements to the satisfaction of the of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading.

- (vi) Release of Easement & Indemnity Agreements 169444M & 146321M (crossing agreements) prior to issuance of the buildings' occupancy permit.
- (vii) Installation of public realm adjacent the site (along 2nd Avenue, Columbia Street, Manitoba Street and the lane north of 2nd Avenue) between the curb and property lines and within the laneway including curb relocations where necessary all in keeping with the SEFC Public Realm Plan and SEFC Public Realm Enhancement Guidelines. Work to include design and installation of SEFC street and lane lighting, street trees, structural soils, landscaping, specialty paving, concrete lane crossings, granite sets and pavers and treatments identified in the SEFC Public Realm Plan and the Public Realm Enhancement Guidelines.
- (viii) Undergrounding of all new and existing utility services from the closest existing suitable service point will be required. All electrical services to the site must be primary with all electrical plant which includes but is not limited to junction boxes, switchgear (vista switches) and pad mounted transformers to be located on private property. In addition, any above ground kiosks required to service the area must be located on private property. The development is not to rely on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.
- (ix) Provision, operation, and maintenance of shared vehicles and the provision and maintenance of parking spaces for use exclusively by such shared vehicles, with such parking spaces to be in addition to the minimum parking spaces required by the Parking By-law, at the rate in the table below:

Dwelling Units (per development)	Shared Vehicle	Shared Vehicle Parking Space	Future Converted Shared Vehicle Parking Space
1 - 49	None	None	1
50 - 149	1	1	1
150 - 249	2	2	2
250 - 349	2	2	3
Each additional 100 units or portion thereof	+0	+0	+1

and under the conditions outlined below:

- a) developer will be required to fund \$25,000 for the purchase of each required shared vehicle and fund \$9,500 for operating costs for each required shared vehicle;

Note to Applicant: These dollar amounts are subject to inflationary increases and final amounts will be calculated prior to Occupancy.

- b) management services to be provided by the professional shared vehicle organization subject to an agreement to be entered into with the developer on terms and conditions satisfactory to the City;
- c) the registration against the title to the development, with such priority as the Director of Legal Services may require, and in form and substance satisfactory to the Director of Legal Services, of a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, providing that the shared vehicle spaces in the development must be accessible to members of the car sharing organization who do not reside in the development; and
- d) the provision of, prior to issuance of any development permit, details on arrangements that will allow members of the shared vehicle organization access to the car share parking spaces;

Soils

3. Submit a site profile to the Environmental Protection Branch (EPB).
4. The property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
5. Enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Water, Land and Air Protection, has been provided to the City.

Flood Plan Covenant

6. Execute a Flood Plain Covenant to the satisfaction of the Director of Legal Services and the Chief Building Official.

Childcare Facility

7. Execute an agreement, satisfactory to the Director of Legal Services, to secure the design, construction, fitting, furnishing, equipping, and supplying by the owner, at its cost, of a licensable childcare facility of approximately 11,200 sq. ft. (gross) indoor space with adjacent outdoor space of approximately 8,100 sq. ft., and 12 dedicated parking stalls as per the City of Vancouver Childcare Design Guidelines, and for the payment, at occupancy, of cash contributions totalling \$2,510,000, all to the satisfaction of the Managing Director of Social Development, Director of Facility Design & Management, and Community Care Facilities Licensing.

Note to applicant: Design development will be required through the Development Permitting process to demonstrate that the requirements of the City's Childcare Design Guidelines can be met.

Heritage Density Transfer

8. that the owner secure the purchase and transfer of 22,839 sq. ft. of heritage density from 360 West 1st Avenue (the Best Building).

Note to applicant: "Letter B" in the City's standard format is to be completed by both the owner of the subject site, also

referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City together with receipt(s) of heritage density purchase, including the amount, sale price, and total cost of the heritage density.

Public Art Program

9. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide a preliminary public art plan to the satisfaction of the Public Art Program Manager.

Note to Applicant: To discuss your application please call Bryan Newson, Program Manager, 604.871.6002.

Community Amenity Contribution

10. Pay to the City, prior to the enactment of the rezoning by-law, the cash Community Amenity Contribution of \$5,261,420 which is to be allocated as follows:
 - a) \$4,549,688 to affordable housing in SEFC as per the SEFC Public Benefits and Compatible Housing Strategy, and
 - b) \$711,732 to other public benefits in SEFC with specific allocation recommendations to be brought forward by staff after review of public benefits in SEFC.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the rezoning site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 District in accordance with Schedule B (DD), as set out in Appendix C of the Policy Report dated June 20, 2011, entitled "CD-1 Rezoning - 105-167 West 2nd Avenue", be approved.

- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for enactment the amendment to the Noise Control By-law to include this CD-1 District in Schedule B, as set out in Appendix C of the Policy Report dated June 20, 2011, entitled "CD-1 Rezoning - 105-167 West 2nd Avenue".
- D. THAT, subject to approval in principle of the rezoning at the public hearing, the Director of Planning be instructed to make application to bring forward consequential amendments to the Southeast False Creek Official Development Plan (By-law No. 9073) to increase the maximum total floor area by 12 291 m² and the maximum residential floor area by 3 587 m² for Area 2B and for the whole of the Southeast False Creek area, and to increase the maximum height for the west tower from 44.35 m to 46.00 m, as set out in Appendix C of the Policy Report dated June 20, 2011, entitled "CD-1 Rezoning - 105-167 West 2nd Avenue";
- FURTHER THAT, before enactment of the CD-1 By-law, the Southeast False Creek Official Development Plan amendments be referred to another public hearing, with the recommendation of the Director of Planning that they be approved.
- E. THAT Section 6.1 of Appendix A of the Policy Report dated June 20, 2011, entitled "Rezoning: 105-167 West 2nd Avenue" be amended to replace the maximum building height of 56.25 m with a maximum building height of 46.0 m.

CARRIED
(Councillor Woodsworth opposed)

**3. REZONING/HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
7101-7201 Granville Street (Shannon Mews)**

An application by David Dove, Perkins + Will Architecture, was considered as follows:

Summary: To rezone from RS-6 (One Family Dwelling) District to CD-1 (Comprehensive Development) District. The application proposes 735 dwelling units (including 202 rental units) in seven new buildings that range from four storeys to ten storeys in height. The proposed floor space ratio (density) is 1.64. The existing mansion, gatehouse and coach house would be retained and upgraded as part of the proposed redevelopment.

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

Council also had before it a memorandum dated July 15, 2011, in which Kent Munro, Assistant Director of Planning, Current Planning Division, reported on the following matters:

1. Tenure of Proposed Rental Units;
2. Confirmation of the Offered Community Amenity Contribution and Recommended Allocation;
3. Sustainability Conditions related to Renewable Energy;
4. Condition to reduce the Height of Block F;
5. Diagram to Appendix A (draft CD-1 by-law);
6. Figure 3 - Illustrative Diagram of Recommended Building Heights in Storeys.

Staff further recommended changes to Appendices A and B and a diagram in the body of the Policy Report dated June 24, 2011, entitled "Rezoning/Heritage Designation/Heritage Revitalization Agreement (HRA): 7101-7201 Granville Street (Shannon Mews)".

Staff Opening Comments

Kent Munro, Assistant Director, Current Planning, Alison Higginson, Rezoning Planner, Rezoning Centre, Current Planning, and Eric Mital, Neighbourhood Parking and Transportation, Engineering Services, presented the application and along with Abigail Bond, Assistant Director, Housing Policy, Social Development, Marco D'Agostini, Senior Heritage Planner, Heritage Group, Current Planning, Daniel Naundorf, Planner, Social Infrastructure, and Tilo Driessen, Manager of Planning and Research, Planning and Operations, Park Board, responded to questions.

Applicant Comments

Bruno Wall, Wall Financial Corporation, David Dove, Perkins + Will Architects and Jane Durante, Durante Kruek, presented the application and responded to questions.

Summary of Correspondence

Council received the following correspondence related to the application since referral to Public Hearing:

- 34 letters in support
- 101 letters in opposition
- 9 letters related to other issues
- 1 petition in opposition (41 signatures)

Speakers

The Mayor called for speakers for and against the application.

The following spoke in general support, some of whom provided additional comments related to the application:

Kim Maust, Vancouver Heritage Commission
Chris Harburn
Sharon Fenton
Christine Chou
Graham Collings
Jonathan Lai
Andrew Peck
Mo Dhaliwal

The following spoke in opposition or expressed concerns about aspects of the application:

Richard Keate
Karl Brodhecker (on behalf of Dr. Gunther Schrack)
Howard Kelsey
John Richter
Gary Hewitt
Albert Chin
Ray Peake
John Brimacombe
Simon Ng
Karl Brodhecker
David Cuan
Robert Peden
Katherine Reichert
Sharon Urton (on behalf of David Luk)
Sharon Urton
Patricia Luk
Martin Wittman
Martin Wittman (on behalf of Michael Wittman)
Urve Kuusk
Bill McCreery
David Cuan (on behalf of Lily Lam)
Carolyn McCallum
Harold Copping
Harold Copping (on behalf of Joan Copping)
John Brimacombe (on behalf of Cedric Brimacombe)
Glenn Laufer
Margaret Vrabel
Dan Popescu
Daniel Chan (on behalf of Gary Tang)
Simon Ng (on behalf of Dennis Wan)
Simona Popescu
Carolyn McCallum (on behalf of Lexie Bernstein)
William Milligan
Bob Tsai (on behalf of Jiliang Zhang)
Greg Shomura (on behalf of Irene Wang)
Antya Schrack
Jindy Bhalla
Stephen Bohus
Aleigh Eang
Aleigh Eang (on behalf of Gwen Ng)
Vincent Kwan
Bob Tsai
Jeffrey Lee
Daniel Chan
Lina Chan
Lillian Shomura

Stephanie Ng
Timothy Yu
Randy Chatterjee
Joe Yu
Anna Lee
Rodan Lee
Michael Kluckner
Greg Shomura
Janet Chapman
Ted Chapman
Mary Richter
Mardythe Hewitt
Nin Quan
Patricia Luk (on behalf of David So)
Doreen Braverman
Gary Letcher
Grace MacKenzie
Elizabeth Thomas
Isabel Minty
Ruth Hamilton
Karen Fan
Elizabeth Murphy
Sum Lai
John Hickey
Linda Lightbody-Keating
Linda Lightbody-Keating (on behalf of Darly-Ann Fregeau)
Anthony Norfolk
Eric Wong
Sarah Chapman
Edward Chapman
Dennis Cornies
Natalie Ng
Julie Ng
Brent Fraser
Yu Hsiang Cheng
Pan Yuan Cheng
C. Donella Robertson
Rusty Kerr

The following spoke regarding other issues related to the application:

Christopher Heath
Norman Zottenberg
Randy Helten

* * * * *

On July 26, 2011, at 9:55 pm, it was

MOVED by Councillor Cadman

THAT under section 6.8 of the Procedure By-law, Council suspend section 2.3(e) of the Procedure By-law with regard to meeting end time in order to extend the length of the meeting until midnight.

*CARRIED AND
BY THE REQUIRED MAJORITY
(Councillors Anton and Chow opposed)*

* * * * *

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 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 related to Items 1 and 2.

CARRIED UNANIMOUSLY

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On July 27, 2011, Council recessed at 12:05 am and reconvened at 6:07 pm on the same day, with the same members present.

* * * * *

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
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 and heritage by-laws.

CARRIED UNANIMOUSLY

Prior to hearing speakers on July 27, 2011, Planning Staff clarified points raised by speakers the previous evening, noting additional information regarding Community Amenity Contributions would be distributed to Council the following evening.

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On July 27, 2011, Council recessed at 8:40 pm and reconvened at 9:00 pm, with the same members present.

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On July 27, 2011, at approximately 10:00 pm, it was

MOVED by Councillor Reimer

THAT under section 6.8 of the Procedure By-law, Council suspend section 2.3(e) of the Procedure By-law with regard to meeting end time in order to extend the length of the meeting until midnight.

*CARRIED AND
BY THE REQUIRED MAJORITY
(Councillor Anton opposed)*

* * * * *

Subsequently, it was

MOVED by Councillor Louie

THAT the Public Hearing reconvene at 6:30 pm on Thursday, July 28, 2011.

CARRIED UNANIMOUSLY

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On July 28, 2011, Council recessed at 12:00 am and reconvened at 7:58 pm on the same day, with the same members present.

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Prior to hearing speakers on July 28, 2011, the Director of Planning clarified details of the application and provided information on the Community Amenity Contributions.

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On July 28, 2011, at approximately 10:00 pm, it was

MOVED by Councillor Deal

THAT under section 6.8 of the Procedure By-law, Council suspend section 2.3(e) of the Procedure By-law with regard to meeting end time, in order to conclude Item 3.

*CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY
(Councillor Anton absent for the vote)*

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Applicant Closing Comments

The applicant provided closing comments and responded to questions.

Staff Closing Comments

The Director of Planning provided closing comments, suggested an additional condition to the application, and responded to concerns and comments raised by the speakers.

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*On July 29, 2011, Council recessed at 12:35 am and reconvened at 12:51 am,
with the same members present.*

* * * * *

Following the recess, staff and the applicant responded to questions.

Council Decision

MOVED by Councillor Louie

- A. THAT the application by Perkins + Will Architects on behalf of Wall Financial Corporation to rezone 7101-7201 Granville Street (Lot BB (Ref. Plan 808), Except the East 10 Ft. Now Road, D.L. 526 PID: 015-978-982) from RS-6 (One-Family District) to CD-1 (Comprehensive Development District), to permit redevelopment of the site with a total of 735 dwelling units, including 15 dwelling units in three heritage buildings, at a density of 1.64 FSR, generally as presented in Appendix A of the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 7101-7201 Granville Street (Shannon Mews)", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Perkins + Will Architects, and stamped "Received City Planning Department, May 26, 2011", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Overall Form of Development - The following are site-wide conditions to be addressed at the time of submission of the first Development Application

Urban Design

1. Design development to reduce building heights as follows:

- (i) the maximum height of Block C to no more than eight storeys;

Note to Applicant: While acknowledging the intensity of commuter traffic on Granville Street and the width of the roadway, this must be balanced against the low intensity and scale of development in the immediate area.

- (ii) the maximum height of Block D shall be no more than eight storeys;

Note to Applicant: Given the proximity of this proposed ten-storey building to the Mansion and Italianate Garden to the east, and its position southeast of the Copper Beech area, some reduction is required to reduce the visual scale of the highest mid-rise portions of this building relative to the three-storey Mansion and adjacent gardens, and to reduce shadowing. The other portions of the building should step down to lower forms at 57th Avenue in the range of three to seven storeys. Response should reflect the advice of the Urban Design Panel to "calm" the massing and simplify the forms with less stepping in plan and less terracing.

- (iii) the maximum height of Block G shall be no more than seven storeys;

Note to Applicant: Given the proximity of this proposed eight-storey building to the residential neighbours to the north and to the Mansion immediately to the east, and the higher elevation of this part of the site, some reduction is required to reduce the visual scale and potential overlook from the mid-rise portion toward the

existing residences and to reduce the prominence of this new building relative to the Mansion.

- (iv) the maximum height of Block F shall be no more than nine storeys.
2. Reduction in the height of other building portions not noted above in Condition 1, to step down from seven to three storeys at the site perimeter.
 3. Provision of setback distances from new building portions above four storeys to the property line, to achieve the optimal balance of new development with the preservation of privacy, visual scale and tree retention, in the opinion of the Director of Planning.

Note to Applicant: This can be accomplished by setting these higher building portions below the view line of a pedestrian on the south side of 57th Avenue, the west side of Adera Street, and a similar distance on the north side, as compared to four-storey buildings building over the existing townhouses on the site. Consideration will be given to the screening effects of retained trees, which should be included in view, studies of the revised proposal. Distances are to be noted on the site plans.

4. Design development to the site-wide aspects of the design through plans and other drawings, including:
 - (i) a creative strategy to blend new taller buildings into the new and retained landscape at the perimeter of the site;

Note to Applicant: Staff acknowledge the mitigation provided by increased setbacks and tree retention. Intent is to support the "hidden garden" character of the site identified in the application, and to help mitigate some of the visual effect of new mid-rise development in this low-density context. Examples include the use of green walls and other vertical planting, special cladding treatments, and other measures not typically found in standard development. In addition to an overall strategy, specific measures should be identified and located on the drawings. Consider in conjunction with separate condition regarding privacy and overlook.

- (ii) further design development through plans and enlarged drawings that illustrate how the new perimeter treatment will create new views or reinforce the historical screening effect;

Note to Applicant: Response should show how the recommendation of the Urban Design Panel to "play up the hidden aspects and mystery behind how the site is perceived from outside its property, while also revealing important views into the project" will be met.

- (iii) consideration to develop a greater variety of architectural expression at the perimeter of the site, to be more responsive to the single-family buildings nearby;
- (iv) development of a strategy to identify and locate the appropriate extent and use of the proposed materials and forms for new buildings;

Note to Applicant: The proposed materials palette and the form and composition of built precedents are indicated in a general way in the application, as is appropriate for a rezoning. Noting the way the grades, heritage context, neighbouring buildings and other qualities of the site vary significantly around the site, further design development is recommended to indicate where and how these should be different or varied for each block. For example, the strategy should indicate whether brick should be employed consistently at all buildings, or only those adjacent to the Mansion, and to what extent of the façade. The use of precedents should indicate whether buildings facing Adera Street are to rely on different forms than those facing Granville Street. The composition of building façades as primarily punched openings should be confirmed. The specific design of each building is not required.

- (v) development of a strategy to mitigate traffic noise from Granville Street as heard from inside buildings and from open spaces on the site, with reference to specific design features to be located and noted on the drawings;

Note to Applicant: In addition to the general requirements of the Noise By-law that relate to interior living spaces, provide an indicative design to reduce perceived noise in the areas located within 50 m (165 ft.) of the roadway. Consider the use of water features to mask noise, transparent barriers at wall openings, and exterior sound absorption panels in selected locations to augment the acoustic barrier provided by the heritage wall.

- (vi) further development of the design of the interface between public and private landscapes;

Note to Applicant: Consider the comments of the Urban Design Panel, CPTED principles, historical compatibility, and the opportunity to create a unique and distinctive solution for this site. Response should include indicative designs that guide subsequent development permit applications and establish a high quality of materials. See also Landscape Conditions.

5. Design development to limit the gross floor area of each new block, before exclusions and after responding to the conditions of approval, to those sizes shown in the application.

Sustainability

6. Development of a more sustainable design to establish best practices for large sites in response to the second Guiding Principle approved by Council for this property, including:

- (i) provision of a response to the terms and goals in this principle; *(see pg 18 of application)*;

Note to Applicant: While the application responds to EcoCity policies, as required of all rezoning proposals, and many of the goals in the policies and principle overlap, there are also differences in goals, such as passive solar design, and the level of accomplishment as a best practise.

- (ii) provision of a strategy that responds to the principles of passive solar design;

Note to Applicant: Pursuing the incorporation of passive solar design is a specific goal of the Guiding Principles for this site. The application's proposal to reduce solar heat gain with sun shades is acknowledged, and has the potential to reduce the electrical energy consumed by air conditioning units. However, there are several other goals that can be achieved through passive solar design, such as space heating, water heating, and building cooling. Determine which of the five other key passive solar concepts are best feasible on this site and where they may be located. Examples successfully employed in the Canadian context include the use of sunwalls for the pre-heating of air, the use of atria to improve building cooling through the stack effect, and the use of thermal storage through building mass. Other examples include the use of phase-change materials to slow indoor temperature swings, thermosiphon solar water heating, the arrangement of buildings on an east-west axis, the minimization of west facing window areas, the avoidance of a high glass to wall ratio, the avoidance of a high building surface area to volume ratio. Solar strategies that benefit the site as a whole with minimal use of mechanical means, such solar heating of pool water, should also be employed wherever possible. Consider setting a specific goal such as 20% for the percentage of the required space and water heating load to be supplied on site from passive or primarily passive solar sources. Passive solar fixtures needed to meet the strategy should be identified and located on the plans.

- (iii) development of a design that would establish best practices for a large site;

Note to Applicant: The response should reflect the opportunities on this site due to its unique size and character. For example, this site has better solar access than a typical downtown site, due to its significant south-facing slope and the very low buildings nearby, but less access to green mobility options. As noted in the application, a wider range of possibilities exists on this particular site. Consider the collection grey water for re-use on site. Consider more ambitious and concrete measures, such as a site-wide installation to collect Vancouver's plentiful rainwater in a visible and architecturally-integrated system of channels that takes advantage of the natural slope of the site to supply irrigation needs, create an opportunity for on-site art, activate a tipping bucket, animate children's play areas, slow surface runoff, provide stormwater retention, and then recharge groundwater supplies. Consider how this system could be connected to the on-site treatment of wastewater. Conventional examples from large sites in the Vancouver context include the provision of LED lighting for exterior lighting of common access pathways and open spaces, and the provision of on-site stormwater retention tanks. Full-cut-off or Dark Sky compliant fixtures should be a requirement across the site, in addition to each building, to reduce light pollution. For green mobility, consider the provision of shared bicycles for residents use, in combination with at-grade covered areas for bicycle parking. Consider establishing a specific goal for stockpiling a substantial portion of the building materials such as bricks and wood from the townhouses to be demolished to reduce construction waste, and establishing specific goals for their re-use in the new development. The location and type of built features should be indicated through notes and drawings, including the site plan. Provide an indicative design for best practise building envelope for new multiple dwellings. See also Landscape Conditions.

7. Provision of 20% of all dwelling units designed to SAFER Homes standards, to facilitate aging in place and a diversity of ages on the site.

Landscape

8. Provision of a full Landscape Plan.

Note to Applicant: The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed on a Plant List that is clearly keyed to the Landscape Plan. The Plan should be at a minimum of 1:500 scale.

9. Provision of a Landscape Lighting Plan.
Note to Applicant: The Landscape Lighting Plan is required for security purposes. Lighting details can also be added to the Landscape Plan. All existing light poles should also be shown.
10. Provision of a detailed Arborist Report.
Note to Applicant: The Report must confirm the retention/relocation and provide specific safe distances to excavation from existing trees to be retained, as shown on the Landscape Plan, with particular attention to the retained Beech Trees.
11. Provision of a Tree Retention/Removal/Replacement Plan.
Note to Applicant: The Plan should clearly indicate tree types and a schedule of tree types, sizes and quantities. The Plan must be cross referenced to the Arborist Report.
12. Provision of way-finding and access through the entire open space system and provision of details or images illustrating the proposed entry announcements at the main entries to the site.
13. Provision of details of the intended use of the Play Area shown in "Shannon Green".
14. Provision of planters to provide shared, on-grade gardening opportunities for residents.
Note to Applicant: While the proposed rooftop planters and on-grade fruit trees are appreciated, these may be isolated from each other and limited in soil depth. Given the site size, there is an additional opportunity to bring neighbours from different buildings or even nearby properties to share the work and rewards of gardening. A Kitchen Garden is labeled on the site plan northwest of the Mansion, and this may be the optimal location, but no design for planters or their accessibility is indicated as yet.
15. Provision of a site-wide design for the planters, fruit trees, and supporting fixtures for neighbourhood access to urban agriculture.
Note to Applicant: Staff acknowledge the intent stated in the application to provide publicly accessible urban agriculture. This may be located on-site, or by the provision of planters and support to existing public areas off-site in coordination with civic staff. Where such measures are feasible, they should be pursued in connection with subsequent development applications. The privacy of on-site residents and practical requirements of access for gardening should be balanced through appropriate design features that are shown on the drawings.

16. Provision of at least 1.6 replacement trees for every tree removed during construction.

Note to Applicant: Intent is to strengthen natural systems by balancing the loss of canopy cover and plant life in the immediate area. Guiding Principles for the site call for the replication of natural systems. A higher than 1:1 ratio is recommended to compensate for the replacement of mature trees with smaller specimens, and the reduced soil depths typically associated with higher density development. The replacement ratio is based on other large site redevelopments. Consider the opportunity for fruit trees in response to City policies promoting local food supply.

17. Provision of street trees in front of the site where space permits, especially along 57th Avenue, in coordination with Landscape and Park Board staff.

Note to Applicant: Intent is to increase the depth and variety of trees around the site perimeter beyond that which can be accommodated on private property, and to improve the visual and environmental quality of the public realm.

Heritage

18. Provision of a Perimeter Wall Retention plan showing the construction, extent and treatment of each section, including removals.

Note to Applicant: The intent is to secure the design of this significant built (designated) feature, in the same way that a tree retention plan shows the design for natural features. Drawings should be provided at a larger scale to show how different sections, including the removal along 57th Avenue, is treated in coordination with Landscape staff. Consider marking the location of removed portions with evocative on-grade treatments integrated into the overall landscape design.

Conditions of Development Permit - the following conditions are intended to be addressed at the time of individual development applications.

Housing

19. Submission, with each Development Permit application, of a tenant relocation plan, to the satisfaction of the Director of Social Development.

Urban Design

20. Provision of a summary indicating how the proposed development responds to each condition of rezoning, with reference to specific built features on the drawings provided at the time of application.

21. Design development to reduce the height of Block F to remove those portions that would be visible from Adera Street over a four-storey building at the edge of the site.

Note to Applicant: Intent is to reduce the visual scale and overlook created by this new development to be no greater than that created by a four-storey building, generally as contemplated by the ARKS Community Vision, located at the existing townhouses.
22. Provision of required setback distances from each new building portion to the property line to protect existing trees, based on an Arborist's Report that gives safe distances for the root zones of each existing and viable tree, to the satisfaction of the Director of Planning.
23. Identify and locate on drawings the design of specific features to be used to reduce solar heat gain in summer and allow for heat gain in winter at the south and west façades, including but not limited to building overhangs, a limited window-to-wall ratio, sunshades, glass with a high coefficient of shading, and deciduous tree planting.
24. Provision of detailed shadow studies, including where appropriate retained stone walls, extending to nearby properties.
25. Design development to reduce overlook and improve privacy between buildings through exterior treatments and landscaping.

Note to Applicant: This can be accomplished through built features typically employed in other mid-rise developments that are adjacent to residential properties. Consider raised sill heights, obscuring glass at windows and guard rails, and planters at the perimeter of decks and patios. Design should preserve natural light. Refer to the C-2 design guidelines for further examples.
26. Notation on the elevation drawings of all exterior finishes, materials and colours.

Note to Applicant: Include colour samples and materials photographs in the drawings. For masonry, the coursing and texture should also be specified. Include the finish of areas that are visible from the pedestrian viewpoint but not visible on the drawing, such as wall returns and the under side of overhanging elements.
27. Provision of enlarged details at $\frac{1}{2}'' = 1'-0''$ or better for all significant exterior details including soffits, canopies, railings, trim, and material transitions.

Sustainability

28. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold equivalency, including at least three optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold equivalency and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set.

Sustainable Larger Sites

29. An approach to Sustainable Site Design shall be taken and where appropriate, incorporate layout and orientation approaches that reduce energy needs, facilitate passive energy solutions, incorporate urban agricultural opportunities, and replicate natural systems where feasible.

30. Provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: The Green Mobility and Clean Vehicles Strategy should be coordinated with the Transportation Study and Traffic Management Plan.

31. Provision of a Sustainable Rainwater Management plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site.

Note to Applicant: The requirements of the Sustainable Rainwater Management Plan should be coordinated/integrated with the required Landscape Plan (see condition 8).

32. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the development.

Note to Applicant: The strategy must provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream; and, minimize the vehicle trips required for collection, all to the satisfaction of the General Manager of Engineering Services; and, prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

33. Provision of a design to achieve the LEED® Site credits identified in the rezoning application;

Note to Applicant: Given the importance of the site size and location, consistency with credits 4.1 through 8 set out at application is required.

Crime Prevention Through Environmental Design (CPTED)

34. Provision of a design that responds to CPTED principles, having particular regard for:
- (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft; and
 - (iv) mischief in alcoves and vandalism, such as graffiti.

Note to Applicant: As with any large development, the applicant must consider and design against uncommon but potential risks such as break and enter to property or vehicles, mail theft, the perceived safety of underground parking areas, mischief and vandalism. Provide a strategy that identifies the particular risks that may arise on this site and proposes specific features mitigate them. Show on the plans where these features should be located, and provide an indicative design for them.

Landscape Review

35. Provision of sectional details to illustrate all proposed landscape elements.

Note to Applicant: The sections should be at a minimum of ¼"-1'0" scale and should illustrate planters on building structures, benches, fences, gates, arbours and trellises, posts and walls and water features. Planter section details must confirm the depth of the proposed plantings on structures.

36. Provision of sections illustrating the interface of the buildings to the public realm at all streets.

Note to Applicant: The sections should be at ¼"-1'0" or 1:50 scale, and should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The Location of the underground parking slab should be included in the sections.

37. Provision of trellis and vines over the underground parking garage access ramp.
38. Provision of high efficiency irrigation for all planted rooftops and in all landscaped common areas; and provision of hose bibs in patio areas as needed.

Note to Applicant: The irrigation system and hose bibs should be located on the Landscape Plan.

39. Emergency generators, transformers and gas meters are to be located, integrated and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.
40. New proposed street trees should be noted "Final species, quantity and spacing to the approval of the City Engineering and Park Board".

Note to Applicant: Contact Ms. Eileen Curran (604.871.6131), Engineering Services Streets Division, regarding street tree spacing and quantity. Contact Mr. Amit Gandha (604.257.8587), Park Board, regarding street tree species.

Heritage

41. Submission of an updated Heritage Conservation Plan for the heritage resources located on the site.

Note to applicant: A more detailed and thorough Conservation Plan is to be prepared as part of the development permit application, to include specific details on the proposed conservation methodologies and procedures, making reference to the Standards and Guidelines for the Conservation of Historic Places in Canada.

42. Submission on a detailed maintenance plan for the heritage resources located on the site.

Engineering

43. Design development to the Granville Street driveway access to operate as "right-in, right-out" only.

Note to Applicant: The design of all driveway crossing for the site are to be to the satisfaction of the General Manager of Engineering Services.

44. Clarification of the intention to fund and construct bulges, curb adjustments and traffic features as suggested in the rezoning application.

Note to Applicant: Engineering Services will conduct a review of the proposed traffic features and should they be acceptable, arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to secure their construction at the applicant's expense. The proposed curb changes should be removed from the plans unless and until their construction has been confirmed and appropriate arrangements have been made.

45. Provision of an interim access arrangement to address all queuing and access requirements for Phase 1 of the development.

Note to Applicant: Circulation from the parkade relies on ensuring that various vehicle movements are offered from the site, with exiting eastbound on 57th Avenue being challenged by the existing queuing along 57th Avenue.

46. Design development to the parking layout, in consultation with a Transportation Consultant, to the satisfaction of the General Manager of Engineering Services to address the following:

- (i) provision of 3 m x 3 m (9 ft. x 9 ft.) corner-cuts at the top and bottom of ramps;
- (ii) provision of a direct north-south and east-west drive aisle access to all parking spaces without extensive manoeuvring;
- (iii) relocation of the northern elevator core in the West Parkade Level P2 to provide a direct access from the east-west drive aisle to the north-south ramp;
- (iv) provision of a minimum 7.3 m (24 ft.)-wide separation between the entrance ramp from 57th Avenue and the easterly drive aisle for both the East and West Parkades;
- (v) reduction of the inside radii to provide additional width for two-way traffic on the south ramp in the West Parkade going from Level P2 to Level P3;
- (vi) improvement to the north-south to east-west circulation at the north end of the East Parkade;

Note to Applicant: The current layout requires vehicles at the north end of the East Parkade to make several turning manoeuvres past the ramps to access the West Parkade.

- (vii) provision of a wider ramp at the north end of the East Parkade going from Level P1 to Level P2 to accommodate two-way traffic;
- (viii) provision of a second vehicular connection between the two parkade blocks to improve circulation between them;
- (ix) provision of 3.8 m (12.5 ft.) minimum vertical clearance for access to Class B loading spaces and all related manoeuvring areas.

47. Indicate standard City boulevard crossings, not curb returns, at all vehicle entry points.

Renewable Energy

48. Provide for any further feasibility study and technical investigation required to confirm the preferred approach to implementing the Renewable Energy technology (i.e. sewage heat recover or alternative) to the satisfaction of the General Manager of Engineering Services.
49. The renewable energy sources (i.e., sewage heat recovery or alternative) shall provide a minimum of 70% of total annual space heating, cooling, and domestic hot water energy requirements delivered as part of the renewable energy system to buildings within the development and to the satisfaction of the General Manager of Engineering Services. Remaining annual and peak load energy demands shall be provided by high efficiency gas boilers.

Note to Applicant: Findings of the District Energy Pre-Feasibility Study, provided by Busby Perkins + Will (2011), indicate the potential to service 85% of the annual energy demands for space heating, cooling and domestic hot water via renewable sources at costs below a business as usual approach. Further analysis may be required to assess in more detail the optimal sizing of the renewable energy system, however a target above 70% is anticipated to be achievable and reasonable based on this preliminary study.

50. A Renewable Energy System shall reduce GHG emissions by a minimum of 50% relative to business-as-usual heating (where residential units would otherwise be heated with electric resistance heat with natural gas combustion for heating of ventilation air, common and non-residential spaces, and domestic hot water, and through the use of chillers and cooling towers for any space cooling requirements). Lower GHG reduction targets may be considered where the above-listed target is shown to be economically infeasible. Such claims must be made to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Selection of the preferred renewable energy technology and approach to implementation must be approved by the General Manager of Engineering Services as further information regarding feasibility of technology and approaches to implementation are determined. The applicant is advised to work closely with staff to ensure emerging detailed building designs coordinate with potential energy system design requirements.

51. The energy system shall be designed in such a way as to enable energy metering and the monitoring of performance metrics during system operation for the purpose of preparing system performance reports, which shall include items such as: amount of heating and cooling energy produced, actual measurements of peak and annual cooling and heating loads (including domestic hot water and make-up air, separated into commercial and residential components), heat recovery from cooling on an annualized basis, coefficients of performance of any heat pumps in cooling and heating mode, boiler use and efficiency, associated electricity and natural gas demand of heating equipment and any auxiliary electrical demands associated with the system including, but not limited to, pumping, and, if applicable, long-term expected performance or changes in performance of the Renewable Energy System sources.
52. Space heating and ventilation make-up air shall be provided by hydronic systems, without electric resistance heat, distributed heat generating equipment gas fired make-up air heaters, etc.
53. Detailed design of the Renewable Energy System must be to the satisfaction of the General Manager of Engineering Services.
54. No heat producing fireplaces are to be installed within residential suites.

Note to Applicant: All fireplaces are discouraged. A letter from a Professional Engineer outlining any provision for ornamental fireplaces is to be submitted at the time of application for Building Permit to state that the fireplaces installed are not heat producing.

Adera Street Trees

55. To ensure a more complete, and predominantly evergreen tree screen along the Adera Street frontage, a detailed tree replacement plan new tree implementation timeline is required to the satisfaction of the City Landscape Architectural group and heritage staff. This plan shall include a minimum of 40 per cent of the frontage being replanted with the commencement of Phase 1, at least 50 per cent shall be evergreen species, and a majority of evergreen species placed in the middle of the frontage. All new trees shall be the maximum size feasible to transplant and selected species shall be minimum 15 metres/50 feet tall when full-grown.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the satisfaction of the Director of Planning, the General Manager of Engineering Services, the Managing Director of Cultural Services and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Provision of a Servicing Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
 - (i) provision of improved sidewalk disability ramps at the northwest corner of the intersection of Granville Street and 57th Avenue;
 - (ii) provision of \$150,000 for neighbourhood traffic calming within five years of final occupancy of the last phase of the development; and
 - (iii) provision of a traffic signal at the intersection of Granville Street and 55th Avenue and the site entrance to the development, within five years of occupancy of the last phase of development; or provision of a pedestrian signal at Granville Street and 54th Avenue should the 55th Avenue signal not be warranted.
2. Provision of adequate water service to meet the fire flow demand of the project.

Note to Applicant: The rezoning application lacks the level of detail necessary to determine if water main upgrading is required. Please supply further project details, including projected fire flow demands. Should upgrading be necessary, arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required.
3. Provision of all new utility services to be underground, from the closest existing suitable service point.

Note to Applicant: all services and in particular electrical transformers to accommodate a primary service must be located on private property. All kiosks, junction boxes and other related electrical equipment are to be provided for on-site. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the utilities Management Branch. Early contact with the Utilities Management Branch is recommended.

Heritage

4. Council approves the heritage designation of the following as protected heritage property:
 - (i) Gatehouse Building,
 - (ii) Coach House Building,
 - (iii) three Copper Beech trees in the northwest area of the site,
 - (iv) Italianate Garden (located south of the Mansion) which is to include the East, West and Central Terraces, steps, grotto, pond, curved concrete bench, two small concrete benches, concrete walls, balustrades, urns and light standards, and
 - (v) The following interior features and fixtures located on the main floor of the Mansion:
 - a. Vestibule with stone lining,
 - b. Main Hallway with wood paneling, arched ceiling, and four light fixtures,
 - c. Stair Hall with stone lining, Palladian window and bronze light fixture,
 - d. Great Hall with fireplace surround, wall wainscoting paneling, and ceiling beams,
 - e. Drawing (Living/Music) Room with plastered walls, trim and arched ceiling, and parquet floor,
 - f. Conservatory with stone and tile trim, tiled fountain, and stone coffered ceiling, and
 - g. Dining Room with wood paneling, fireplace surround, and plaster ceiling.

5. Council approves and the owner enters into a Heritage Revitalization Agreement (HRA), which among other things, ensures the rehabilitation and long-term protection of the heritage buildings and features listed in Condition 8, above, including the identified interior features, and landscape features, (to be completed prior to occupancy of any new development resulting from this rezoning) and the provision of public access to the main floor of the Mansion at least two days a year, to the satisfaction of the Director of Planning and the Director of Legal Services.

Note to Applicant: The HRA must be signed by the owner in advance of Council's consideration of the approval of any heritage or CD-1 by-laws at a Public Hearing, or as otherwise agreed to by the City.

6. The Designation and Heritage Revitalization Agreement By-laws are enacted by Council and the Heritage Revitalization Agreement is completed, given priority to, and registered in the Land Titles Office to the Satisfaction of the Director of Legal Services and the Director of Planning.

Park Works

7. execute agreements satisfactory to the Director of Legal Services and City Manager to provide by conveyance at no cost to the City, a public park area of 2 804 m² (0.69 ac.) to be designed, constructed and completed by the property owner to the satisfaction of the General Manager of Parks and Recreation, in consultation with the Director of Planning and the General Manager of Engineering Services, on terms satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation.

Public Art

8. Execute an agreement satisfactory to the Director of Legal Services and Managing Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: To discuss your public art application and fulfillment options, please call Mr. Bryan Newson, Public Art Program Manager (604.871.6002). A checklist of program requirements will be provided.

Public Access

9. Execute an agreement to secure public access over the walkways indicated in heavy line on Figure 5 of this report, for pedestrian purposes, on terms satisfactory to the Director of Planning.

Housing

10. Execute Housing Agreements to secure the following market rental units as rental on a month-to-month or longer basis, on terms satisfactory to the Director of Legal Services and Assistant Director of Social Infrastructure, including that:
 - the 187 new dwelling units in Block C shall be secured for a term of 60 years or for the life of the building, whichever is greater, and be subject to a non-stratification covenant and no-separate-sales covenant;
 - the 15 dwelling units in the Mansion, Coach House and Gatehouse shall be secured for a term of 20 years, and be subject to a no-separate-sale covenant, pursuant to the other Housing Agreement.

Note to Applicant: These Housing Agreements will be entered into by the City by by-laws enacted pursuant to Section 595.2 of the *Vancouver Charter*.

Community Amenity Contribution

11. Pay to the City, prior to enactment of the rezoning by-law, a cash Community Amenity Contribution in the amount of \$20.7 million, which has been offered by the applicant.

Renewable Energy

12. Undertake and complete further site testing and/or analysis as may be required to confirm the viability of the preferred form of the Renewable Energy System and provide updates to the General Manager of Engineering Services which summarize such testing and/or analysis, all of which must be to the satisfaction of the General Manager of Engineering Services.
13. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary to implement and operate the Renewable Energy System which may include but are not limited to agreements which:
 - (a) require the development and operation of the Renewable Energy System;
 - (b) require buildings on the site to connect to the Renewable Energy System;
 - (c) grant the operator access to the Renewable Energy System;
 - (d) provide for adequate and appropriate space to be utilized for a Renewable Energy System plant (at the City's option, to be secured either through an option to lease (long-term) in favour of the City or through an option to purchase in favour of the City, which in either case may be assigned to the utility operator);
 - (e) require the delivery to the City of detailed performance reporting on the Renewable Energy System, on a schedule, containing information, and prepared in a form required by the General Manager of Engineering Services; and
 - (f) require delivery to the City, at a stage determined by the General Manager of Engineering Services, of confirmation that all permits and approvals required to construct and operate the Renewable Energy System have been issued, including if applicable, a certificate of public convenience and necessity.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registered charges pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

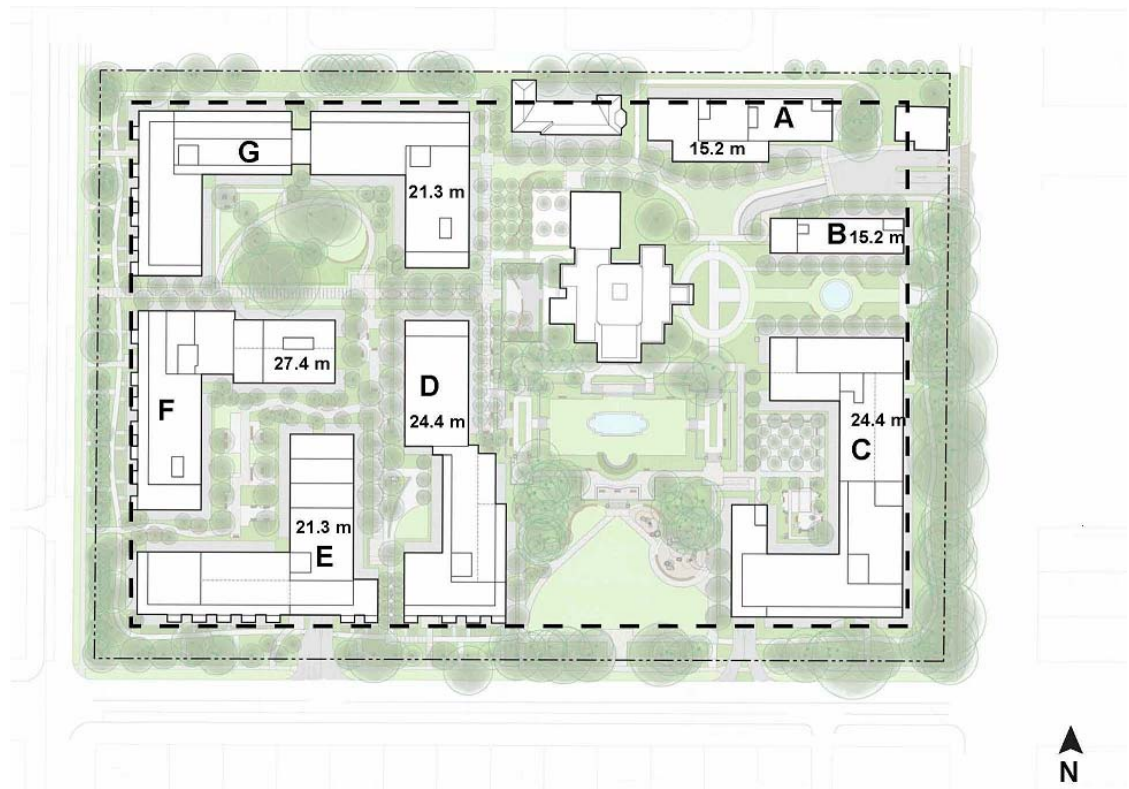
The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

All agreements, where appropriate, should be structured to contemplate and allow for a phased occupancy of buildings and units.

- B. THAT, subject to the enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law to delete this CD-1 site from Schedule A, generally as presented in Appendix C of the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 7101-7201 Granville Street (Shannon Mews)".
- C. THAT the Director of Legal Services be instructed to bring forward for enactment the by-law, under Section 593 of the *Vancouver Charter*, to designate as protected heritage property the Coach House, the Gatehouse, the Italianate Gardens, the three Copper Beech trees, and certain interior fixtures and features located on the main floor of the Mansion, all located at 7101-7201 Granville Street and generally as presented in the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 7101-7201 Granville Street (Shannon Mews)".
- D. THAT the Director of Legal Services be instructed to bring forward a by-law, under Section 592 of the *Vancouver Charter*, authorizing the City to enter into a Heritage Revitalization Agreement to secure the rehabilitation and long-term preservation of the heritage resources located at 7101-7201 Granville Street including the Coach House, the Gatehouse, the Italianate Gardens, the three Copper Beech trees, the Mansion, including certain interior fixtures and features, and the perimeter wall, generally as described in the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 7101-7201 Granville Street (Shannon Mews)".

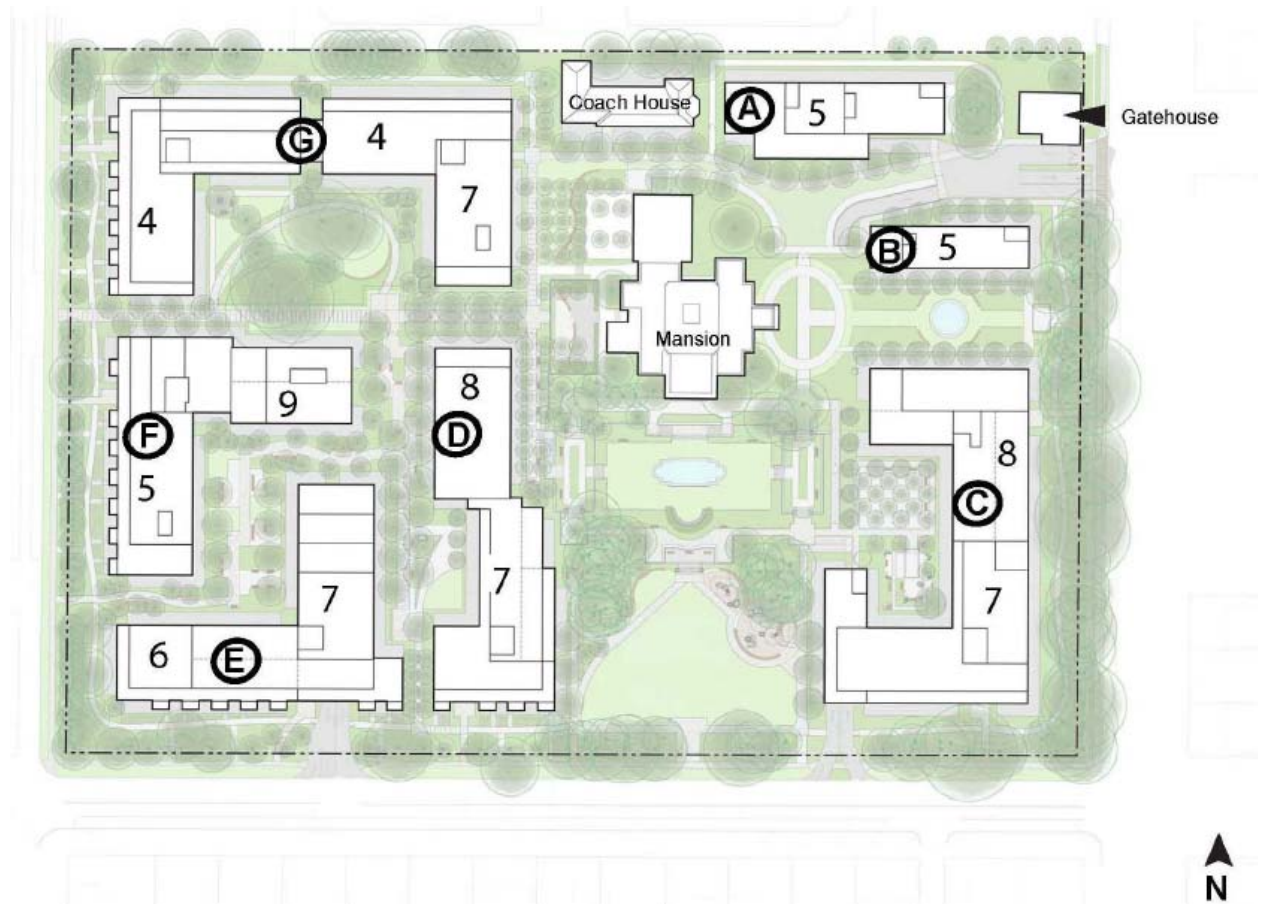
- E. THAT the Director of Legal Services be instructed to bring forward a by-law pursuant to Section 565.2 of the *Vancouver Charter* authorizing the City to enter into a Housing Agreement with the owner of the site to secure 202 dwelling units as rental on such terms and conditions as are described in Appendix B of the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 7101-7201 Granville Street (Shannon Mews)", and as are satisfactory to the Director of Legal Services and to the Managing Director of Social Development.
- F. THAT Appendix A of the Policy Report dated June 24, 2011 entitled "CD-1 Rezoning - 7101-7201 Granville Street (Shannon Mews)" be amended as follows:
- a) Appendix A, Draft CD-1 By-law Provisions, Section 6. Height, be amended to insert Figure 1: Maximum Building Heights:

Figure 1: Maximum Building Heights



- G. THAT Figure 3 on page 12 of the Policy Report dated June 24, 2011 entitled "CD-1 Rezoning - 7101-7201 Granville Street (Shannon Mews)" be deleted and replaced with the following:

Figure 3: Illustrative Diagram of Staff's Recommended Building Heights in Storeys



CARRIED
(Councillors Anton, Chow, Cadman and Woodsworth opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Meggs

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 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 related to Item 3.

CARRIED UNANIMOUSLY

The Special Council recessed at 12:05 am on July 27, 2011, 12:00 am on July 28, 2011,
and adjourned at 2:12 am on July 29, 2011

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