

# LATE DISTRIBUTION FOR COUNCIL - JULY 19, 2005

# 6

## CITY OF VANCOUVER

### SPECIAL COUNCIL MEETING MINUTES

JUNE 16, 30 and JULY 12, 2005



A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 16, 2005, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development, Sign and Heritage By-laws. Subsequently, the meeting was recessed after completion of Items 1-7 and a portion of Item 9, and reconvened in the Council Chamber at 7:30 p.m. on June 30 (completion of Item 9), and reconvened on July 12, 2005 (Item 8). The minutes have been consolidated and set out in agenda order to ensure clarity.

**PRESENT**  
(June 16):  
(Items 1-7 and portion of  
Item 9)

Mayor Larry Campbell  
Councillor David Cadman  
Councillor Jim Green  
Councillor Peter Ladner (For Items 1 to 4)  
Councillor Anne Roberts  
Councillor Tim Stevenson  
Councillor Sam Sullivan (For Items 1 to 4)  
Councillor Ellen Woodsworth

**ABSENT**  
(June 16):

Councillor Fred Bass (Leave of Absence - Civic Business)  
Councillor Peter Ladner (For Items 5-7 and 9)  
Councillor Raymond Louie  
Councillor Tim Louis (Sick Leave)  
Councillor Sam Sullivan (For Items 5-7 and 9)

**PRESENT**  
(June 30):  
(Completion of Item 9)

Mayor Larry Campbell  
Councillor David Cadman  
Councillor Jim Green  
Councillor Anne Roberts  
Councillor Tim Stevenson  
Councillor Ellen Woodsworth

**ABSENT**  
(June 30):

Councillor Fred Bass (ineligible to participate)  
Councillor Peter Ladner (ineligible to participate)  
Councillor Raymond Louie (ineligible to participate)  
Councillor Tim Louis (ineligible to participate)  
Councillor Sam Sullivan (ineligible to participate)

**PRESENT**  
**(July 12):**  
**(Item 8)**

Deputy Mayor Jim Green  
Councillor Fred Bass  
Councillor Peter Ladner  
Councillor Raymond Louie  
Councillor Tim Louis  
Councillor Anne Roberts  
Councillor Tim Stevenson  
Councillor Sam Sullivan

**ABSENT**  
**(July 12):**

Mayor Larry Campbell (Leave of Absence - Civic Business)  
Councillor David Cadman (Leave of Absence - Civic Business)  
Councillor Ellen Woodsworth (ineligible to participate)

**CITY CLERK'S OFFICE:** Denise Salmon, Meeting Coordinator

**VARY AGENDA**

Due to quorum issues, Item 8 was postponed to June 30th and subsequently, due to time constraints, to July 12th.

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Cadman  
SECONDED by Councillor Roberts

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development, Sign and Heritage By-laws.

CARRIED UNANIMOUSLY

**1. Heritage Designation: 2628 West 5th Avenue**

An application by Jack Falk was considered as follows:

Summary: Heritage Revitalization Agreement and designation to allow enlargement of house.

The Director of Current Planning recommended approval.

**Staff Comments**

Hugh McLean, Planning Analyst, Heritage group, was present to respond to questions.

**Applicant Comments**

Jack Falk, Applicant, was present to respond to questions.

## Summary of Correspondence

Council received no correspondence on this item.

## Speakers

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

## Council Decision

MOVED by Councillor Roberts

- A. THAT Council authorize the City to enter into a Heritage Revitalization Agreement for the site at 2628 West 5th Avenue to secure the rehabilitation of the house known as the McKinnon House, and to vary the RT-8 District Schedule of the Zoning and Development By-law to:
- permit an increase in the allowable FSR from permitted 0.75 to 0.98;
  - permit an increase in site coverage from permitted 45% to 50%;
  - increase the maximum distance between the required minimum front yard and the rear of the building from permitted 50% to 50.8% of site depth; and
  - address existing non-conforming minimum site area, front yard and side yards, as described in detail in the Administrative Report dated May 27, 2005, entitled "Heritage Designation and Heritage Revitalization Agreement -2628 West 5th Avenue" and as indicated under Development Application DE408845.
- B. THAT the house at 2628 West 5th Avenue, the McKinnon House, listed in the "C" category on the Vancouver Heritage Register, be designated as Protected Heritage Property.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement and by-law to designate the heritage building as Protected Heritage Property.
- D. THAT Council instruct the Director of Legal Services to prepare a side agreement to ensure the timely restoration of the heritage building. The nature of this agreement is to be to the satisfaction of the Director of Legal Services in consultation with the Director of Current Planning.

CARRIED UNANIMOUSLY

## 2. Heritage Designation: 51 West Hastings Street

An application by David Mah, Architect was considered as follows:

Summary: Heritage designation for increase in residential floor area.

The Director of Current Planning recommended approval.

### Staff Comments

Zlatan Jankovic, Heritage Planner, Heritage Group, was present to respond to questions.

### Applicant Comments

David Mah, Applicant, was present to respond to questions.

### Summary of Correspondence

No correspondence was received on this item.

### Speakers

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

### Council Decision

MOVED by Councillor Green

- A. THAT, in respect of the building at 51 West Hastings Street and pursuant to sections 3 and 8 of Section 3 of the Downtown District Official Development Plan, Council approve:
  - the substitution of 2.1 FSR of residential floor area in place of the commercial floor area (thereby increasing residential FSR from 2.7 to 4.8, and decreasing commercial FSR from 4.0 to 1.0); and
  - the relaxation of the residential floor area from 5.0 to 5.8 FSR to end the non-conformity.
- B. THAT Council designate the building, listed in the " B" category on the Vancouver Heritage Register, as Protected Heritage Property, and instruct the Director of Legal Services to bring forward for enactment a heritage designation bylaw;
- C. THAT, subject to Recommendation A, Council authorize a façade grant for a total of \$50,000 - source of funding to be the facade grant funding in the 2005 Capital Budget. (Approval of this recommendation requires 8 affirmative votes);
- D. THAT Council require that an agreement be registered to secure the timely rehabilitation of the façade and its upkeep for the life of the building;
- E. THAT, subject to all 50 rooms remaining designated under the Single Room Accommodation By-law after the Agreement expires, Council approve the SRA Demolition Permit to demolish six designated rooms on condition that the owner enter into a Housing Agreement with the City to the satisfaction of the Director of Legal Services for the site containing the following:
  - All 50 rooms to be rented on a monthly basis and be used for permanent residents only;

- Period of the Housing agreement to be six years; and
- Rental rates for the 20 rooms (13.94 m<sup>2</sup> [150 sq ft]) looking out into the new internal light well to be limited to 110% of the shelter component of income assistance (\$347) with any rent increase tied to an increase in the shelter component of income assistance. Rent rolls to be provided to the City on an annual basis.

AND THAT when the Housing Agreement is settled, the Director of Legal Services bring it back to Council together with an authorizing bylaw for approval and enactment.

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

### 3. Text Amendment: Administrative CD-1 Amendments

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

Summary: To amend the height calculation reference point for air-supported structures in the CD-1 By-law for 3837 Point Grey Road (Jericho Tennis Club) and the site area referenced in the CD-1 By-law for 2669-2675 Vanness Avenue.

The Director of Current Planning recommended approval.

#### Staff Comments

Michael Naylor, Planner, Rezoning Centre, was present to respond to questions.

#### Summary of Correspondence

Council received no correspondence on this item since referral to Public Hearing.

#### Speakers

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

#### Council Decision

MOVED by Councillor Sullivan

THAT the application by the Director of Current Planning to amend CD-1 By-law No. 8893 for 3837 Point Grey Road and CD-1 By-law No. 7835 for 2669-2675 Vanness Avenue to correct errors generally in accordance with Appendix A of the City Manager's report entitled "Administrative CD-1 Text Amendments for 3837 Point Grey Road and 2669-2675 Vanness Avenue" dated April 21, 2005 be approved.

CARRIED UNANIMOUSLY

#### **4. Text Amendment: Secondary Suites**

An application by the Director of City Plans was considered as follows:

Summary: To amend the Zoning and Development By-law to further facilitate the legalization of secondary suites. There are also consequential amendments to the Zoning and Development Fee By-law, the Parking By-law and the Building By-law.

The Director of the Housing Centre in consultation with the Directors of City Plans, Development Services and Legal Services and the Chief Building Official recommended approval.

#### **Staff Comments**

Rob Whitlock, Senior Housing Officer, Housing Centre, was present to respond to questions.

#### **Summary of Correspondence**

Council received no correspondence on this item since referral to Public Hearing.

#### **Speakers**

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

#### **Council Decision**

MOVED by Councillor Green

THAT the application by the Director of City Plans to amend Zoning and Development By-law No. 3575 to further facilitate legalization of secondary suites, generally as outlined in Appendix A to the City Manager's report entitled "Secondary suites: Various Amendments to the Zoning and Development By-law, Building, Parking and Zoning and Development Fee By-law" dated April 12, 2005, be approved.

CARRIED UNANIMOUSLY

#### **5. Rezoning: 1752-1760 West 3rd Avenue**

An application by GBL Architects was considered as follows:

Summary: To rezone the site to permit a 3-storey mixed-use building, including consequential amendments to the Sign and Noise Control By-laws.

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

### Staff Comments

Grant Miller, Rezoning Centre, was present to respond to questions.

### Applicant Comments

Andrew Emmerson, Tom Bell, and Rob Chetner, Applicant Team, were present to respond to questions.

### Summary of Correspondence

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

- One (1) letter in support.

### Speakers

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

### Council Decision

MOVED by Councillor Cadman

- A. THAT the application by GBL Architects to rezone 1752-1760 West 3rd Avenue (Lots 6, 7 and A, Block 238, DL 526, Plan 590) from IC-1 to CD-1, to permit a 3-storey mixed-use building, generally as outlined in Appendix A to the City Manager's report entitled "CD-1 Rezoning: 1752-1760 West 3rd Avenue" dated April 25, 2005, be approved, subject to the following conditions:

#### FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects and stamped "Received City Planning Department, November 5, 2004", 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:

#### Design Development:

- (i) design development to increase the sunlight access to the courtyard by providing 30 ft. clear between the front and back of the second floor units and consideration to lower the party walls at each end of the courtyard;

- (ii) design development to provide a more distinctive residential entrance at the street and to provide natural light from the courtyard to extend into the lobby through a skylight;
- (iii) clarify material treatments for the frame element shown on the 3<sup>rd</sup> Avenue façade;

Note to Applicant: A high quality material such as architectural concrete or metal is preferred.

CPTED (Crime Prevention Through Environmental Design):

- (iv) design development to take into consideration the principles of CPTED having particular regard to reduce opportunities for theft in the residential parking by providing a solid wall to separate residential and commercial users;

Landscape:

- (v) provide one new street tree along West 3<sup>rd</sup> Avenue in order to fill gaps in existing street tree colonnade. Final species, quantity and spacing to the approval of City Engineer and Park Board;

Note to Applicant: Contact Eileen Curran (871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen (257-8587) of Park Board regarding tree species;

- (vi) design development to provide more substantial roof top planting on the 2<sup>nd</sup> floor roof deck (incorporating larger planters and small trees);
- (vii) provide privacy screen separation between units on the 2<sup>nd</sup> floor roof deck;

Engineering:

- (viii) The loading bay should be redesigned to be at the lane with the garbage storage nearby.
- (ix) There should be fully separated garbage storage for each use and additional space for recycling needs. Clarification of the pick up operation will be required.
- (x) The required manoeuvring aisle of 6.6m (21'-8") adjacent parking stalls is required.
- (xi) Additional width is required for some parking stalls (2, 3, 21 and 22).



AGREEMENTS:

(c) That prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

Engineering Services:

(i) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:

- (1) Consolidation of lots 6, 7 and A / block 238 / D.L. 526 / plan 590. (Note: the application and plans refer to the incorrect lot numbers).
- (2) Dedication of the south 2'-0" of lots 6 and 7 for road purposes.
- (3) Clarification of the charge on title. A charge summary or copy of the charge is required.
- (4) Undergrounding of all new utility services from the closest existing suitable service point. All services, and in particular electrical transformers to accommodate a primary service must be located on private property. 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 encouraged.

B. THAT the application to amend the Sign By-law to establish regulations for the CD-1 in accordance with Schedule "B" (IC-1) be approved.

C. THAT, subject to approval of the rezoning at Public Hearing, the Noise Control By-law be amended at time of enactment to include this CD-1 in Schedule A.

CARRIED UNANIMOUSLY

**6. Rezoning: 5541 Willow Street**

An application by Mosaic Homes was considered as follows:

Summary: To rezone the site to permit 35 two-and-a-half and three-and-a-half storey townhouses, including a consequential amendment to the Noise Control By-law.

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

## Staff Comments

Michael Naylor, Planner, Rezoning Centre, was present to respond to questions.

## Applicant Comments

Chris Barbati, Applicant, was present to respond to questions.

## Summary of Correspondence

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

- One (1) letter in support (with attached Urban Design Panel booklet prepared by Mosaic).

## Speakers

The Mayor called for speakers for and against the application.

Henry Budai spoke in opposition to the application, questioned the appropriateness of redevelopment on this site, and noted the ramifications of over densification, including traffic congestion and parking issues.

## Council Decision

MOVED by Councillor Woodsworth

- A. THAT the application by Mosaic Homes to rezone 5541-5675 Willow Street (Lots 8-123, Block 867, DL 526, Plan 8454), to permit 35 two-and-a-half and three-and-a-half storey townhouses, generally as outlined in Appendix A to the City Manager's report entitled "CD-1 Rezoning - 5541-5675 Willow Street" dated April 21, 2005, be approved, subject to the following conditions:

### FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Stuart Howard Architects Inc., and stamped "Received by the City Planning Department", January 24, 2005, 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, among other things, the following:

### Design Development:

- (i) Design development to reduce the floor area to comply with the maximum 1.00 FSR.

(ii) Design development to comply with the revised north side-yard setback of 3.05 m (10 ft.).

(iii) Design development to the building massing and height, south elevation.

Note to Applicant: Reduce height of southeast unit to 2½ storeys as seen from Willow Street. Building massing to be more compatible with the east and west facing units. Consider reorientation of buildings to the courtyard, and reconfiguring the parking ramp as necessary to reduce visual impact where possible.

(iv) Design development to the pedestrian entrances to the courtyard.

Note to Applicant: Entrances should appear more inviting from the street. One or two entrances should be given a greater emphasis and appear as the main entry point to the courtyard. Consider enlarging some of the pedestrian connections to achieve this. Entrances should allow for greater transparency into the courtyard, considering vistas and how the courtyard space is framed by the Willow Street elevations.

(v) Design development to the courtyard space.

Note to Applicant: Enrichment and detail development is required, both in terms of soft and hard landscaping. Consider how to transform the courtyard into a meaningful garden experience.

(vi) Design development to the building elevations along the lanes and related public realm.

Note to Applicant: Consider how the interface between the building and the lane may contribute and enhance the public realm. Avoid continuous garage doors and blank walls where possible, adding elements such as doors, gates, bay windows, balconies, decks etc, as may be appropriate.

CPTED (Crime Prevention through Environmental Design):

(vii) design development to take into consideration the principles of CPTED having particular regard for reducing opportunities for:

- theft in the underground
- break and enter, and
- mischief and vandalism, such as graffiti.

Note to applicant: Emergency exit stairs from the underground parking should be enclosed to deter break and enter.

Landscape:

- (viii) design development to match the townhouse front yards facing Willow Street to the existing open format of the other residential lots on Willow Street. This will involve deleting the proposed front-yard hedging and relocating the proposed front-yard tree out of the city inside boulevard and into private property. A substantial foundation planting of mixed shrubs and groundcover should be provided.
- (ix) design development to the two lane elevations to provide 8" raised curbs for the grade-level planting areas in order to protect them from vehicles parking in the planting beds.
- (x) design development to the lane treatment to provide a more residential look through the addition of detailing, such as individual raised planters for the trees proposed between the garage, and special paving between the property line and the garages.
- (xi) provision of additional security in the form of fencing between the two sets of garages and the parking ramp facing the south lane.

Note to applicant: To ensure that the areas between these buildings are easy to maintain and safe, the plants should be low shrubs or groundcover, not hedging.

- (xii) provision of screening, between the private side yard of Unit 35 and the rear yard to the north, in the form of fencing or hedging.
- (xiii) provision of a legal survey illustrating the following information:
  - existing trees 20 cm caliper or greater on the development site; and
  - the public realm (property line to curb), including existing street trees and street utilities, such as lamp posts, fire hydrants, etc. adjacent to the development site.
- (xiv) provision of a full Landscape Plan at the time of full Development Permit application (in the front, side and rear yards) illustrating:
- (xv) proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees and major plants to be retained; paving, walls, fences, light fixtures and other landscape elements; and site grading. Proposed plant material should be clearly illustrated on the Landscape Plan. The landscape plan should be at a minimum scale of 1:100 (1/8" = 1'-0").

AGREEMENTS

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

- (i) Consolidate Lots 8 to 13, Block 867, District Lot 526, Plan 8454;
- (ii) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
  - (1) Relocation of the sewer line that passes through Lot 9 to the northern edge of Lot 8 and the provision of a 3.05 m (10-ft.) wide Statutory Right of Way to contain the sewer line. All permanent structures above and below grade and proposed trees must be removed from within the right-of-way area.
  - (2) Arrangements for future use of the right-of-way area as a public, pedestrian walkway through the site, should opportunities to connect to the west of the site arise.
  - (3) Provision of street trees adjacent the site where space permits.
  - (4) Undergrounding of all new utility services from the closest existing suitable service point. All services, and in particular electrical transformers to accommodate a primary service must be located on private property. 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 encouraged.

B. THAT, subject to approval of the rezoning at Public Hearing, the Noise Control By-law be amended at time of enactment to include this CD-1 in Schedule A.

CARRIED UNANIMOUSLY

#### **7. Rezoning & Heritage Revitalization Agreements: 826-848 West Hastings Street**

An application by Brook Development Planning on behalf of Jameson Development Corp. was considered as follows:

Summary: To rezone the site to permit a 37-storey mixed-use building and restore and designate certain heritage resources. Heritage designations, Heritage Revitalization Agreements and consequential amendments to the Sign and Noise Control By-laws are also required.

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

Also before Council was the following:

- Memorandum dated June 15, 2005, from the Director of Current Planning, which contained two additional recommendations requested by the applicant and recommended by staff as follows:
  - F. THAT Section 6 (Height) of the draft CD-1 By-law be amended to replace "114.6 m" by "118.5 m".
  - G. THAT the design development condition (b)(i) be amended by replacing "114.6 m (376 ft.)" with "118.5 m (388.9 ft.)" at the north-west corner of this sloped site and 115.9 m (380.2 ft.) at the south-east corner".

### Staff Comments

Phil Mondor, Rezoning Planner, Rezoning Centre, was present to respond to questions.

Larry Beasley, Director of Current Planning, read into the record the two additional recommendations set out in the above noted June 15th memorandum.

### Applicant Comments

Chuck Brook (Brook Development Planning inc.) the Applicant Team, and Nigel Dancey (Foster & Partners Architects, London) were present to respond to questions.

### Summary of Correspondence

Council received no correspondence on this item since referral to Public Hearing.

### Speakers

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

### Council Decision

MOVED by Councillor Green

- A. THAT the application by Brook Development Planning on behalf of Jameson Development Corp. to rezone 826-848 West Hastings Street (Lots 3-6, Block 21, DL 541, Plan 210) from DD to CD-1, generally as outlined in Appendix A to the City Manager's report entitled "Rezoning at 826-848 West Hastings Street from DD (B) to CD-1 and Heritage Revitalization Agreements at 840 and 848 West Hastings" dated April 25, 2005, be approved, subject to the following conditions:

#### FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Foster and Partners Architects, and stamped

"Received Planning Department, October 12, 2004", 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 - GENERAL

- (i) design development to the tower height to meet the Council approved view cone height limitation of 114.6 m (376 ft.);

Note to applicant: View Protection Guidelines apply to the site such that no building elements such as roof parapets, guard rails, decorative elements and mechanical penthouse should exceed this height.

- (ii) design development to the dwelling units adjacent to the easterly site (808 West Hastings Street) to ensure their long term livability and privacy, while presenting a visually interesting easterly façade to the skyline above this neighbouring building;

Note to applicant: Dwelling units along the easterly property line should be oriented to and have views toward Hastings Street or the lane and not rely on the adjacent site for views or livability purposes. Major living spaces and balconies should be located nearer to Hastings Street or the lane, rather than near the mid-point of the eastern property line.

- (iii) design development to provide amenity area for the residents;

Note to applicant: The provision of an off-site residential amenity may be considered, subject to adequate proximity and confirmation that it will provide equal or better facilities and services than typical on-site residential amenities.

- (iv) design development to the proposed exterior building materials and detailing to confirm the overall building character;

Note to applicant: Include, among other things, glass specifications and a comprehensive exterior building sample board.

- (v) consideration of design development to the interior of the heritage building at 848 West Hastings St. to provide universal accessibility to the mezzanine floor area;

#### Crime Prevention Through Environmental Design (CPTED)

- (vi) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for:
- theft in the underground parking areas,
  - providing full secure separation for residential uses and parking,
  - residential break and enter,
  - mischief such as graffiti and alcove areas, and
  - increasing the defensibility of the ground level pathway.

#### Bicycle Parking

- (vii) design development to provide bicycle parking spaces meeting Parking By-law requirements;

Note to applicant: Opportunity for a 'bike station' or 'bikade' as part of this development should be explored, although staff acknowledge that this small site and the constraints of heritage conservation limit the opportunities at grade and below grade for such an undertaking.

#### SUSTAINABILITY

- (viii) Applicant to work with staff through best efforts, to pursue the most current version of the City of Vancouver green building strategy and/or meet a minimum LEED Canada Certified standard (with full LEED registration and documentation).

#### AGREEMENTS

- (c) THAT, prior to enactment of the CD-1 By-law, each of the registered owners shall, at no cost to the City make arrangements for the following, on terms and conditions satisfactory to the Director of Legal Services:

##### HERITAGE

- (i) enter into Heritage Revitalization Agreements with the City and associated agreements outlined below prior to issuance of the development permit for the 826-848 West Hastings Street project, to secure the rehabilitation, protection and on-going maintenance of the "A" listed building at 848 West Hastings Street and the façade of the "B" listed building at 840 West Hastings Street;
- (ii) agree to the City designating the buildings under Schedule "B" of the Heritage By-law, without further compensation;
- (iii) enter into associated agreements with the City to secure the timely



rehabilitation of the protected heritage buildings at 840 and 848 West Hastings Street, and that the agreements be given priority over all other charges on title, except those already held by the City;

- (iv) secure the purchase and transfer of heritage density from 51 East Pender Street in the value of \$5,000,000, this amount to be reduced by any water and sewer system upgrading costs to be borne by the property owner (see condition (v)(c) below). Letters in the City's standard format (i.e., Letters A and B) are to be completed by both the owner of the "donor" site and the owner of the "receiver" 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;

#### ENGINEERING

- (v) arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:
  - a) clarification of charges shown on title (charge summary should be provided) and, if necessary, modification, release, extension or replacement of such charges;
  - b) consolidation of the lands will be required prior to issuance of any new development permit for either site;
  - c) upgrading of the sewer (storm and sanitary) system and water system to meet the demands of this development;
  - d) undergrounding of all new BC Hydro and Telus services to this site from the closest existing suitable service point, including a review of any cabling that may be required to determine impacts on the neighbourhood;
  - e) provision of a construction management plan, prior-to the issuance of any building permit to construct all or a portion of this development; and
  - f) clarification of and arrangements for any existing or proposed building encroachments;

#### SOILS

- (vi) do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter the property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion;
- (vii) execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until Confirmations of Compliance have been provided to the City by the Ministry of Water, Land and Air Protection;

#### COMMUNITY AMENITY CONTRIBUTION

- (viii) given the property owner's offer of a cash contribution of \$1,100,000 (which includes the required public art budget for the proposed development), this contribution is to be accepted and secured to the satisfaction of the General Manager, on terms and conditions satisfactory to the Director of Legal Services, with the payment due the day before issuance of the first building permit and the payment adjusted by the Consumer Price Index from the rezoning date until the due date and from the due date interest shall accrue at the prime rate plus 2% per annum.

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 subject 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; provided however the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, 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 Council designate the following as municipally-protected heritage properties:
  - (i) under Schedule "A" of the Heritage By-law the Ceperley Rounsfell Building (formerly Mineral Museum) and its interior, an "A" listed Vancouver Heritage Register building at 848 West Hastings Street; and
  - (ii) under Schedule "B" of the Heritage By-law the facade of the Chamber of Mines Building a "B" listed Vancouver Heritage Register building at 840 West Hastings Street.
- C. THAT Council approve two Heritage Revitalization Agreements for:
  - (i) the "A" listed Ceperley Rounsfell Building at 848 West Hastings Street; and
  - (ii) the facade of the "B" listed Chamber of Mines Building at 840 West Hastings Street

FURTHER THAT Council approve side agreements for the timely restoration of both buildings and their protection during construction.

- D. THAT the Sign By-law be amended to establish regulations for the CD-1 in accordance with Schedule E (assigned Schedule "B" (DD) be approved.
- E. THAT, subject to approval of the rezoning at Public Hearing, the Noise Control By-law be amended at time of enactment to include this CD-1 in Schedule A.
- F. THAT Section 6 (Height) of the draft CD-1 By-law be amended to replace "114.6 m" by "118.5 m".
- G. THAT the design development condition (b)(i) be amended by replacing "114.6 m (376 ft.)" with "118.5 m (388.9 ft.) at the north-west corner of this sloped site and 115.9 m (380.2 ft.) at the south-east corner".

CARRIED UNANIMOUSLY

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**NOTE FROM MEETING COORDINATOR:**

Item 8 was postponed on June 16th due to quorum issues, and subsequently postponed on June 30th due to time constraints, and dealt with in its entirety on July 12th. The minutes have been consolidated and set out in agenda order for ease of reference.

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**8. Rezoning: 2950 Celtic Avenue**

An application by Progressive Construction Ltd. was considered as follows:

Summary: To rezone the site to allow for reconfiguration of the site for a 12 lot single-family residential development. At the time of enactment of the CD-1 By-law, design guidelines and consequential amendments to the Noise Control By-law would be adopted.

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

Also before Council were the following:

- Memorandum dated June 3, 2005, from the Deputy City Engineer, responding to a Council request to provide information on the flood risk in the Southlands area and the City's position on building in a flood plain.
- Memorandum dated June 14, 2005, from the Assistant Director, Current Planning, providing correction or clarification on:
  1. Noise By-law Recommendation
  2. CD-1 By-law Correction
  3. Artists Studio Issue Clarification; and
  4. CD-1 Design Guidelines

### Staff Opening Comments

Rob Jenkins, Assistant Director, Current Planning Initiatives Branch, introduced staff present to answer questions, explained the application, and with the aid of aerial photographs, outlined the site boundaries and advised the historic Celtic Shipyards are located to the west of the 2950 Celtic Avenue site. Mr. Jenkins also reviewed memorandums dated June 3 and June 14, 2005, (referenced above) and noted this site is unique, and sub-division will not increase the number of legal parcels, only redistribute same and should not be viewed as precedent setting.

Larry Beasley, Director of Current Planning, and Mark Schwark and Kayrn Magnusson, Projects Engineers, responded to questions regarding the ability to develop in the Agricultural Land Reserve, type of heritage review that has been carried out on the site, and flood plain issues.

### Applicant Comments

Steve Kurrein, Progressive Construction Ltd., acknowledged members of the applicant team, who were present to answer questions, and introduced Chief Ernie Campbell, Musqueam Band.

Chief Campbell referenced his letter dated July 6, 2005, (previously circulated to Council), and offered his support of the application made by Progressive Construction to rezone the Celtic Lands. Chief Campbell noted the Musqueam Indian Band is the owner of the lands, and with the decreased demand for shipyard facilities, and the desire to strive for financial independence, the decision was made to develop the lands. The proceeds of the development will assist with housing and other needs in the community. He requested Council approve the rezoning.

### Summary of Correspondence

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

- Twenty-three (23) letters in support of the application;
- Two (2) letters in conditional support of the application;
  
- Thirty-five (35) letters in opposition to the application;
- One (1) email petition containing 187 names in opposition to the application (unaudited); and
  
- Two (2) other letters relating to the application.

### Speakers

Deputy Mayor Green called for speakers for and against the application.

The following people spoke in general support of the application:

Caroline Williams, Southland Riding Club (specifically protection of equestrian nature of area)

Tony Hepburn

Jim Vilvang, Board of Directors, Southlands Ratepayers Association

Cortlandt Mackenzie (with request to reduce size and height of houses)

Larry Killam, Director, Southlands Ratepayers Association

Neil Longridge

Tom Gautreau (material on file)

Teresa Gautreau

Cheryl Dewson

Lisz Zumpano

Jim McPherson

Stuart Howard, Stuart Howard Architects

Elizabeth Wride

Craig Beattie

Bruce Nidale, Pottinger Gaherty Environmental Consultants

Eva Gerencher, URS Corporation, environmental consultants

Craig Rowland

Barrie Cloutmann

A summary of comments provided by the foregoing speakers follows:

- support for staff's recommendations that stabling facilities be destined as agriculture uses, and implementation of CACs for trail development;
- shipyards are unsightly and becoming increasingly difficult to maintain; the proposal will be a huge improvement to the neighbourhood;
- this application offers the best utilization of this site that can reasonably be expected and it does not compromise the character of the neighborhood;
- the Southlands Ratepayers Association support the proposal;
- the site in question was formerly a BC forest services site - the Celtic Shipyards are to the west of this property - these buildings date back only to the 1920s;
- this proposal comes closer to serving the wants of the community than any other proposal - a cultural centre is not a viable option here;
- present proposal is very concrete;
- full support for all aspects of the application;
- CAC monies is designated to trail improvement, which is much needed at this time - best compromise for this area;
- site as it exists is unsightly - sympathize with tenants, but neighbourhood will benefit immensely from this proposal
- only alternative to the application is to develop as existing lots, and the community would lose the community amenity contribution if this happened;
- existing use on the site is non-conforming - artist studios were never an allowed use;
- urge Council to consider all the benefits of this project - will be open and add to equestrian accommodation in the area;
- fish habitat will be increased, and contaminants in the area reduced; and
- urge Council to support the application.

The following delegations spoke in opposition to the application:

Ross Judge, Celtic River Coalition  
Terry Slack(material filed)  
June Binkert (brief filed)  
Janet Clark  
Susan Henry  
Jennifer Maynard  
Suzanne Anton  
Monica Hilborn  
Penny Elliott  
Wendy Turner

A summary of comments provided by the foregoing speakers follows:

- the real issue is to save the historic buildings on the site for public use;
- lack of public and community input in proposed noted;
- there should be no further net loss of the wetlands in the Fraser River estuary; habitat in front of building no. 1` will be dredged out and taken away so land can be reclaimed;
- Celtic Shipyards played a huge part in the development of British Columbia and Canada, and need to be saved for future generations;
- too many of these old unique buildings are being torn down;
- request City negotiate with Province to resolve the pollution matter;
- hardening of river banks as seen in this application will close the door on habitat restoration;
- all portions of the existing marsh should be retained;
- the City does not appear to have the same commitment for the North Arm of the Fraser River as it has for its other seawalls;
- we do not want another Deering Island, with its wall of houses and speeding cars;
- a solution must be found that will preserve the life of the Fraser rather than serve only twelve families;
- a soulful village with character currently exists on the subject site; it is beautiful, clean and safe, and will be bulldozed to serve a privileged few;
- Southlands is a unique community in North America; it is fabulous as it is and important to keep it that way - consideration must be given to all alternatives;
- not convinced large estate homes are consistent with character of Celtic Flats;
- RA1 zoning is being chipped way, future of Southlands is uncertain;
- the neighbourhood is sharply divided;
- the Southlands Ratepayers Association's focus has shifted from protecting the rural nature of the area to enhancing the property values;
- the twelve new homes will create an increase in non-horse friendly car traffic, and further exacerbate related safety issues;
- something needs to be done with the Shipyards - perhaps a park to replace loss of parks in the area;
- maintain as an equestrian area that encourages horses and not cars; and
- request Council not make a decision until it has seen the site in question.

### Applicant Closing Comments

Mr. Kurrein advised the developer has agreed to reduce the number of homes and make an amenity contribution. The twelve houses will now have a public walkway in front of their lots, pollution will be cleaned up, and the dyke will be rebuilt above minimum standard. Revenue from the project will go toward Musqueam band housing. The waterfront trails will be built by the developer at their expense, and park benches and landscaping will also be provided. In addition, a new tax base in the order of \$30 million will have been created. Mr. Kurrein noted this proposal has the full support of City staff.

### Council Decision

MOVED by Councillor Ladner

THAT the Public Hearing continue until 11:00 p.m. this evening to allow for conclusion of this item.

LOST

(Councillors Louie, Louis, Roberts, Stevenson, Sullivan and Deputy Mayor Green opposed)

Council concluded the hearing of the public on this application at 10:35 p.m. on July 12, 2005, and agreed to refer the staff summation and Council's discussion and decision on this matter to the regular Council meeting to be held on July 19, 2005.

Council requested staff provide:

- further details of flooding issues, including flood levels at the Oak Street and Celtic Shipyards during the 1894 Fraser River flooding;
- a heritage evaluation of the subject site; and
- a copy of the Southlands Plan to be made available to all Councillors.

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**NOTE FROM MEETING COORDINATOR:**

The hearing of speakers for Item 9 commenced on June 16 and concluded on June 30th. The minutes have been consolidated for ease of reference.

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### 9. Text Amendment: 4176 Alexandra Street (York House School)

An application by CJP Architects was considered as follows:

Summary: To amend the CD-1 to add auditorium as permitted use and amend the density and parking requirements.

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

### Staff Opening Comments

Michael Naylor Planner, Rezoning Centre, provided highlights on the proposed rezoning, advised the proposed 350 seat auditorium would be for school related use only, and noted there are measures in the plan to address traffic congestion issues. He further advised the school has capped its enrollment and noted the importance of the school's commitment to this project.

### Applicant Comments

Ron Cliff, member of the School's Board of Governors, introduced Murray Sinclair, the new Chair and Gail Ruddy, Head of York House School. Ms. Ready relayed details of the achievements of her students and Mr. Cliff provided highlights of the application and noted the intention of the school is to remain at 600 students. He also provided additional details on options to automobile use available to York House students and noted all additional density is below grade, and if approved, could increase useable green space.

### Summary of Correspondence

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

- Five (5) letters in support; and
- Twelve (12) letters in opposition.

### Speakers

The Mayor called for speakers for and against the application.

The following delegations spoke in opposition to the application:

Peter Kwok, President, Shaughnessy Heights Property Owners Association  
Peter Hebb (materials filed)  
Andrew Scott (materials filed), York House Neighbours Group  
Lynn McLoughlin, York House Neighbours Group  
Andree Fleming (materials filed), York House Neighbours Group  
Sally MacRae, York House Neighbours Group  
Mike Shields, York House Neighbours Group  
Tom Fleming, York House Neighbours Group  
Catherine McKercher, York House Neighbours Group  
Tianju Zhang, York House Neighbours Group  
Bev West, York House Neighbours Group  
Al Nortman, York House Neighbours Group  
Carol Friesen, York House Neighbours Group  
Dennis Baxendale, York House Neighbours Group



Mary Shields, York House Neighbours Group  
Donna Aitken  
Ruther Hamilton  
Charles Hamilton  
Phil Yacht  
Erika Scott, York House Neighbours Group  
Deborah Nortman, York House Neighbours Group  
Bob Paterson, York House Neighbours Group  
Erika Poole, York House Neighbours Group  
Al Constantini, York House Neighbours Group  
Ron Bertuzzi, York House Neighbours Group  
Benny Wong, York House Neighbours Group  
Anita Parker  
Judd Takar  
David Walker  
Jani Constantini  
Robert Friesen  
Derek Mullan  
John Paterson  
Marshall Cramer  
Chris Mathisen  
Stephen Hui  
Robert Angus  
Stu Scott  
Jan Scott  
Bruce Douglas  
Milly Kermod  
Jennifer Kedgley  
Chris Merry (materials filed)  
Graham Kedgley (materials filed)

A summary of comments provided by the foregoing speakers follows:

- the intention of the school to carry out traffic plans was questioned, given the neighbourhood's past experiences with York House;
- the school infringes upon the quiet residential enjoyment of the neighbourhood due to the number of cars parked during the day;
- please deny this application, York House is not a good neighbour and has destroyed the trust of its neighbours;
- concern with the number of events that the York House School Facilities Use Plan would allow;
- the school's gymnasium is rented out to many groups and a basketball club and is almost always in use; the proposed auditorium will no doubt include rentals to outside groups;
- difficult to support the application in its present form, especially when consideration is given to the school's past record;

- residents must time their arrivals and departures and travel circuitous routes from their homes to avoid the traffic congestion;
- please turn down this application as it relates to construction of the theatre/ auditorium;
- perhaps residents only parking is required;
- the problem with the current proposal is there is no enforceability included in the good neighbour pledge - some sort of enforcement mechanism is required prior to approval of the application;
- opposed to application in its current form, traffic will only get worse;
- based on its failure in the past to abide by City by-laws, serious doubts York House will abide by a good neighbour pledge;
- the lay-by in front of the bus stop is not a good idea for the area;
- if school had acted in good faith all along, there would not be the numbers of people here this evening speaking against the application;
- proposal will worsen an already dangerous situation in regard to parking;
- school has not agreed to limit use of auditorium to strictly school functions;
- neighbours would likely support application if a legal binding agreement were in place regarding auditorium use;
- cannot see how increasing density will make the neighbourhood more liveable, especially as most of the school's students don't live in the neighbourhood;
- hundreds of hours were spent in preparation of a traffic management plan in 1992, which was agreed to by all reps; that plan was not implemented by York House and traffic levels increased by 50%;
- York House did not meet its goals in 2002; how can it be expected to meet them in 2005;
- York House is a privately run business that has outgrown its location and has not met its good neighbourhood agreement in the past;
- the proposal is too large for the neighbourhood;
- do not support the 60% expansion and ask Council to defeat this proposal;
- do not abandon the neighbourhood - do the right thing;
- a promised impact study has never been done;
- the by-law cannot limit the use or prohibit the renting of the School's facilities - the by-law offers no protection;
- act now to prevent this private institution having control over the neighbourhood we live in;
- density of students at York House is excessive, with insufficient space for expansion;
- neighbours appear to be unimportant - if application not approved the School's Board will be forced to deal with the neighbourhood; and
- York House should be required to build some of the traffic calming measures before the theatre is built.

The following people spoke in support of the application:

Cheryl Green  
Caitlin Ohama-Darcus  
Kate Sutton Jones  
Chuck Brook

Richard Prokopanko  
Paul Lee  
Judy Walker  
Mary Keitel  
Heather Jones  
Maria Chung (Revised Good Neighbour Pledge distributed at meeting and on file)  
Danielle Brimo  
Megan Prokopanko  
Bill Rand

A summary of comments provided by the foregoing speakers follows:

- school has been proactive in encouraging alternative means of travel to York House; daughter walks to school every day;
- York House offers an amazing and supportive environment, it is a community that offers an open door to the entire world, and one that cares about the environment;
- York House exists for the benefit of its students;
- if the application is approved, the school could better fulfil its mandate of providing excellence in education;
- staff fully support all aspects of the good neighbour pledge;
- traffic congestion is worse at Lord Byng School;
- York House does everything it can to reduce traffic;
- there is a unique clause in the rezoning conditions that restricts the use of the auditorium;
- the application is for an auditorium, not a gymnasium;
- the good neighbourhood pledge is viable and the application should move forward;
- the auditorium is a necessity and will provide a much needed set of skills to York House students;
- additional underground parking will replace above ground parking and provide for additional green space;
- York House is committed to work with the community to improve traffic and community issues;
- York House is a non-profit organization; and
- proposed facility will be underground so appearance of school will be improved, with more green space for children to play.

### **Applicant Closing Comments**

Maria Chung, on behalf of the applicant, advised York House is asking for the auditorium for school related purposes only and it will not be rented out. Ms. Chung further advised the current Board is committed to the Good Neighbourhood Policy (with changes as circulated at the June 30th meeting) and urged Council to approve the application.

### **Staff Closing Comments**

Larry Beasley, Director of Current Planning, stated traffic is a real concern for the neighbourhood, and suggested Council may wish to seek traffic calming early in the development process. Mr. Beasley further advised auditorium use can be regulated through

the zoning by-law which does not allow 3rd party use and also referenced the binding arbitration agreed to by York House School in regard to use of the auditorium. Mr. Beasley pointed out two mechanisms to address the problem of trust as expressed by many of the neighbours include an arbitrator, agreed to by both the school and the neighbourhood, and an annual evaluation of the good neighbourhood pledge.

### Council Decision

Council members noted York House School had recognized its moral obligation to live up to the Good Neighbour Agreement, and with good will and good intent, accompanied by the active participation of the student body the agreement will hopefully ensure a positive outcome. It was also recognized that not just York House School, but two other nearby schools contribute to the traffic problems in the neighbourhood, and York House is committed to underground parking to be shared with adjacent schools. One Council member recognized the majority of the neighbours are not only opposed the application, but also fear any arrangement other than a legal one.

MOVED by Councillor Cadman

- A. THAT the application by CJP Architects to amend the text of CD-1 By-law No. 7045 for 4176 Alexandra Street (Block 670, Lot 526, Group 1, NWD; PID 007993811) to permit replacement of and addition to student facilities, including a new Senior School building, below-grade parking and a performance arts centre, generally as outlined in Appendix A to the City Manager's report entitled "CD-1 Text Amendment: 4176 Alexandra Street - York House School" dated April 29, 2005, be approved, subject to the following conditions:

#### FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by CJP Architects, and stamped "Received by the City Planning Department", April 26, 2005, 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, among other things, the following:

#### Design Development

- (i) design development to ensure overall cohesiveness in architectural expression of existing and proposed buildings comprising the York House School campus and to increase neighbourhood fit;

Note to applicant: Consider using replicas of the neighbourhood street lighting where appropriate for perimeter lighting around the site.

#### GOOD NEIGHBOUR PLEDGE

- (c) That, prior to issuance of any related development permit, provision of a Good Neighbour Pledge containing, to the satisfaction of the General Manager of Engineering Services, the Director of Planning and the Director of Legal Services, a Transportation Management Plan, a Facilities Use Plan, and a Construction Management Plan.

Note to applicant: The Good Neighbour Pledge should be updated annually and submitted to the Parking Branch for the monitoring transportation impacts. The update should include revised special event dates, revised mode split figures and other transportation data, changes to the passenger loading, traffic and parking management procedures, and information on upcoming phasing plans for implementation of the proposed development. Also, the mediation process described in the Pledge should be further evolved into an arbiter process that can provide more effective ongoing management of issues.

#### AGREEMENTS

- (d) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City make arrangements for the following to the satisfaction of the Director of Current Planning and the General Manager of Engineering Services, on terms and conditions satisfactory to the Director of Legal Services, unless otherwise specified:

#### ENGINEERING

- (i) Provision of street improvements on Alexandra Street between King Edward and West 26th avenues, including curbing (lay-by) and sidewalk adjustments to accommodate lay-by;
- (ii) Provision of a lay-by on King Edward Avenue adjacent to the site;
- (iii) Provision of street trees adjacent to the site where space permits; and
- (iv) Undergrounding of all new B.C. Hydro and Telus facilities from the closest existing point, including a review of any new overhead wiring necessary to serve the site to determine any impact on the adjacent neighbourhood.

#### COMMUNITY AMENITY CONTRIBUTION

- (v) Offering to the City of a Community Amenity Contribution (CAC) in the amount of \$65,122.

- B. THAT the CD-1 by-law clearly regulate that there be no third party use of the auditorium; and

FURTHER THAT the following two conditions be added:

- a) THAT the good neighbourhood pledge include an annual review which includes participation by the student body, and provision that the Head Girl report the students' findings to Vancouver City Council; and
- b) THAT traffic management and calming measures be implemented early in the development process.

CARRIED  
(Councillor Stevenson opposed)

#### 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 Louie  
SECONDED by Councillor Bass

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

CARRIED UNANIMOUSLY

The Special Council  
recessed at 11:15 p.m. on June 16, 2005  
recessed at 10:00 p.m. on June 30, 2005  
and  
adjourned at 10:35 p.m. on July 12, 2005

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