



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
SEPTEMBER 15, 2005

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 15, 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 Noise Control By-laws.

PRESENT: Mayor Larry Campbell
Councillor Fred Bass
Councillor David Cadman
Councillor Jim Green
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Stevenson
Councillor Sam Sullivan
Councillor Ellen Woodsworth

ABSENT: Councillor Tim Louis (Leave of Absence)
Councillor Anne Roberts (Leave of Absence - Civic Business)

CITY CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Woodsworth

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 Noise Control By-laws.

CARRIED UNANIMOUSLY

1. Rezoning: 1750 Davie Street

An application by Henriquez Partners Architects was considered as follows:

Summary: The proposed rezoning would permit a one-storey addition to the front of this existing building. Consequential amendments to the Sign and Noise Control By-laws are also required.

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

Also before Council was a Memorandum dated September 15, 2005, in which Phil Mondor, Rezoning Planner, noted the draft By-law circulated with the Agenda contained an error under 4.1 (Floor Space Ratio). The correct FSR for the additional commercial floor area in the one-storey commercial podium is 0.25 and not 0.17. This correction had been incorporated into the posted By-law for the Hearing.

Staff Comments

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

Applicant Comments

Rui Nunes, Henriquez Partners Architects, was present to respond to questions.

Summary of Correspondence

Council received no correspondence on this application since the date it was referred 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 Henriquez Partners Architects to rezone 1750 Davie Street (Lot G, Block 62, DL 185, Plan LMP 20051) from C-5 Commercial District to CD-1 Comprehensive Development District for a one-storey commercial addition up to the street property line of an existing 12-storey commercial/residential building generally as outlined in Appendix A of the Policy report dated July 4, 2005 entitled "1750 Davie Street: Rezoning from C-5 to CD-1" 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 Henriquez Partners Architects, in plans showing additions and alterations to the existing building at 1750 Davie (DE 29871), and stamped "Received City Planning Department January 12, 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 or Development Permit Board, who shall have particular regard to the following:

DESIGN DEVELOPMENT

- (i) design development to improve the small-scale retail rhythm of Davie Street;

Note to Applicant: The continuous horizontal fascia and associated planter can break at the residential entrance, and other enhancements in consultation of the C-5 District external design regulations.

- (ii) design development to improve the residential entrance;

Note to Applicant: The entrance doors could be closer to the street and the retail glazing wrapped at the corners, and other enhancements in consultation of the C-5 District external design regulations.

- (iii) provision of a retail signage concept;

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- (iv) design development to take into consideration CPTED principles, having particular regard for:

- theft in parking areas,
- commercial break and enter, and
- graffiti and mischief;

LANDSCAPE

- (v) The public realm (building edge to curb) should be illustrated on the Landscape Plan;

Note to applicant: All existing street trees and public utilities such as lamp posts, hydro poles, fire hydrants, signs, bus shelter, etc. should be noted.

- (vi) New street trees adjacent to the development shall be provided;

Note to applicant: New street trees should be noted as "Final species, quantity and spacing to the approval of the City Engineer and Park Board".

- (vii) More substantial roof top planting on the second floor amenity roof deck should be considered (and incorporating larger planters and small trees);

- (viii) An irrigation system shall be specified in all upper terrace planters. Notations to this affect should be added to the drawing; and

Note to applicant: The irrigation system design and installation shall be in accordance with the irrigation industry of B.C. standards and guidelines.

- (ix) substantially increase the soil volume of the planter proposed along the lane.

PARKING, LOADING, BICYCLE PARKING AND PASSENGER LOADING

- (x) Provision of bicycle spaces to meet Parking By-law requirements;

Note to Applicant: A revised bicycle and vehicle parking lay-out submitted June 22, 2005 proposes to provide the projected required 106 Class A bicycle spaces and 6 Class B spaces. However, space could be recovered to minimize loss of vehicular parking spaces by considering a redesign of the bicycle parking by converting the westerly bike rooms (with 20 and 16 spaces), making those spaces vertical, and otherwise redesign the bike rooms (especially the 9-space one) to achieve more spaces (using verticals, narrowed aisles/widened spaces, etc.), such that the 5-space mini-room can be recovered for use as a parking space.

- (xi) Provision of parking spaces such as to minimize the loss of existing spaces;

Note to Applicant: Further revisions to the parking lay-out should be considered, including: making space #1 in the underground level a disability space, making spaces #18 through 22 five small-car spaces, rather than 1 disability and 3 full-sized spaces. Note that the disability space [#38] will need access to the elevator via ramps, or mechanical lift, rather than stairs. The revised tally, then, would be 31 standard spaces, 6 small car spaces, 2 disability spaces, and 1 co-op space, for a total of 40 vehicles parked; the disability spaces can be double-counted [i.e., +2] and the co-op space counts for 3 [i.e., another +2], for a total provision credited at 44 spaces. Should fewer bicycle spaces be deemed required at the DE stage [the result of detailed dwelling unit size calculations confirming units smaller than 37 m²] then additional vehicular parking space[s] should be provided, if possible, to minimize the net loss.

- (xii) Provision of loading spaces, generally as proposed; and

- (xiii) Provision of garbage / recycling space, generally as proposed.

AGREEMENTS

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

HERITAGE DENSITY TRANSFER

- (i) make arrangements to the satisfaction of the Director of Current Planning to secure the purchase and transfer of heritage density to 1750 Davie Street from a suitable donor site in an amount not less than 271.4 m² (2,921 sq. ft.) with value not less than \$189,865;

Note to Applicant: Letters in the City's standard format, i.e. Letters A and B, are 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.

TENANT RELOCATION

- (ii) make arrangements to the satisfaction of the Director of the Housing Centre to provide a tenant relocation plan where units are being converted to amenity space, to either relocate affected tenants within the building, or provide relocation assistance;

ENGINEERING

- (iii) make arrangements to the satisfaction of the General Manager of Engineering Services for provision of independent public utility services (Hydro, Telus, and Cable) with all services to be undergrounded from the closest existing suitable service point; and

Note to Applicant: 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.

- (iv) make arrangements to the satisfaction of the Director of Planning, in consultation with the General Manager of Engineering Services, for the provision, operation, and maintenance of one Co-operative Parking Space and one Co-operative Vehicle.

- B. THAT the Sign By-law be amended to establish regulations for this CD-1 in accordance with Schedule B (C-5).
- C. THAT, subject to approval of the rezoning, the Noise Control By-law be amended at time of enactment to include this CD-1 in Schedule A.

CARRIED UNANIMOUSLY

2. Text Amendment: 1120 West Georgia Street (Shangri-La)

An application by James KM Cheng Architects was considered as follows:

Summary: The proposed amendment to the existing CD-1 By-law would permit additional height and floor area. A consequential amendment to the Sign By-law is required.

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

Also before Council was a Memorandum dated September 15, 2005, in which Phil Mondor, Rezoning Planner, Rezoning Centre, put forward two additional recommendations as follows:

- C. THAT design development, as anticipated in Recommendations A.(a) and (b), be additionally undertaken to seek to maintain the appearance of the approved rooftop form, including consideration of an increase in the height of the building's curtain wall to match the increase in height of the mechanical room.
- D. THAT staff and applicant continue to explore low-cost opportunities at the development application stage to provide resident and limited public access to a rooftop viewing area, including the possibility of a live rooftop web-cam with a display in the development's public space.

Staff Comments

Phil Mondor, Rezoning Planner, responded to questions concerning the proposed rooftop viewing area as set out in his memorandum, sign by-law, and the proposed increase in building height.

Applicant Comments

James Cheng, Architect, in response to a question, noted the applicants were willing to provide a roof-top viewing area with limited access by appointment, and hoped to provide roof-top cameras and a viewing monitor in the public plaza to enable people at all times to see what the view is like from the top.

Summary of Correspondence

Council received no correspondence on this application since the date it was referred 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 James KM Cheng Architects Ltd. to amend CD-1 By-law No. 8943 (#426) for the site at 1120 West Georgia Street (Lot G, Block 18, DL 36 Plan LMP 1597) to increase the maximum floor space ratio and maximum building height generally as outlined in Appendix A of the Policy report dated July 7, 2005 entitled "1120 West Georgia Street: CD-1 Text Amendment (Height and Density)" be approved subject to the following conditions:

FORM OF DEVELOPMENT

- (a) THAT the proposed amendment to the final form of development be approved by Council in principle, in plans generally as prepared by James KM Cheng Architects, and stamped "Received Planning Department, June 30, 2005", 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 amended form of development, the applicant shall obtain approval of a development application, or amendment to DE 408377, as the case may be, by the Director of Planning or Development Permit Board, who shall consider the following conditions:

DESIGN DEVELOPMENT - GENERAL

- (i) design development to the tower roof to ensure the intended and approved architectural excellence, elegance, quality and character is achieved;
- (ii) provision of a lighting plan; and
- (iii) provision of a signage plan.

Note to Applicant: General Policy for Higher Buildings states that signage on higher buildings should not be located at a height which exceeds the current height limit in the surrounding district, in this case 137.2 m (450 ft.). The approved form of development and subsequent

development permit do not include approval of signage. Signs are regulated under the Vancouver Sign By-law and require separate application and permits.

AGREEMENTS

- (c) THAT, given the property owner's offer of a cash Community Amenity Contribution of \$33,300, this contribution be accepted and secured to the satisfaction of the General Manager, on terms and conditions satisfactory to the Director of Legal Services.
- B. THAT the Sign By-law be amended to establish regulations for this CD-1 to not permit facia signs above a height of 137 m above grade.
- C. THAT design development, as anticipated in A (a) and (b) above, be additionally undertaken to seek to maintain the appearance of the approved rooftop form, including consideration of an increase in the height of the building's curtain wall to match the increase in height of the mechanical room.
- D. THAT staff and applicant continue to explore low-cost opportunities at the development application stage to provide resident and limited public access to a rooftop viewing area, including the possibility of a live rooftop web-cam with a display in the development's public space.

CARRIED

(Councillors Ladner, Louie, Stevenson and Sullivan opposed to D)

3. Rezoning: 1133 West Georgia Street

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

Summary: The proposed rezoning from Downtown District (DD) to Comprehensive Development District (CD-1) would permit a tall mixed-use building. Consequential amendments to the DD, the Sign By-law and Noise Control By-laws (at time of enactment) are required.

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

Also before Council were two memorandums dated September 15, 2005, from Phil Mondor, Rezoning Planner, Rezoning Centre, in which he put forward three additional recommendations in regard to Miscellaneous CD-1 By-law Amendments, a proposed Public Viewing Area, and a Community Amenity Contribution.

Staff Comments

Phil Mondor, Rezoning Planner, responded to questions concerning the proposed limited access public viewing area as described in his memorandum and the open space plaza or "green court".

Applicant Comments

Mark Thompson, Musson Cattell Mackey Partnership Architects, responded to questions regarding the feasibility of providing a public viewing area. He further noted it would be a challenge to provide such a viewing area on the top of the building and the applicants would prefer to explore the possibility of a public observation floor lower down in the building.

Summary of Correspondence

Council was advised that one letter in opposition to the application was received since referral to Public Hearing.

Speakers

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

Council Decision

A Council member expressed concern with regard to the proposed public viewing area and subsequent reduction of Community Amenity Contribution which would result if it were made a requirement of this application.

MOVED by Councillor Green

- A. THAT the application by Musson Cattell Mackey Partnership Architects on behalf of West Georgia Holdings Ltd. to rezone 1133 West Georgia Street (Lot F, Block 17, DL 185, Plan LMP 14977) from DD (Downtown District) to CD-1(Comprehensive Development District) for a tall mixed-use building generally as outlined in Appendix A of the Policy report dated July 8, 2005 entitled "1133 West Georgia Street: Rezoning from DD to CD-1" 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 Musson Cattell Mackey Architects, and stamped "Received Planning Department, June 2, 2005", 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, as the case may be, who shall consider the following conditions:

DESIGN DEVELOPMENT - GENERAL

- (i) design development to the overall building envelope and character, proposed exterior building materials and detailing to ensure the intended architectural excellence, elegance, quality and character is achieved;

Note to applicant: aspects to consider include, among other things: glass specifications, a comprehensive exterior building sample board, description of window systems including potential rhythm of spandrel and vent components, lighting plan and signage plan.

- (ii) design development to refine the tower base in relationship to the upper portions of the tower and the adjacent building to enhance the overall building character and presence on West Georgia Street;

Note to applicant: aspects to consider include, among other things: the architectural scale, rhythm and material specifications; and review of the internal spaces at the base to provide more elegant spaces.

- (iii) design development to strengthen the definition of the green court facing West Georgia Street to enhance its public character;

Note to applicant: aspects to consider include, among other things: richness of materials and detailing, and lighting; fully detailed landscape plans including, among other things, plant types and irrigations systems should be provided.

- (iv) design development and of the Palm Court to clarify its programming and 'publicness';

Note to applicant: aspects to consider include, among other things: providing an agreement regarding hours of operation, security and maintenance; providing moveable chairs and public washrooms; refining the waterfall with consideration of making it more sustainable; and provision of public art.

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

Note to applicant: The provision of on-site residential amenities should be clarified.

- (vi) design development on the lane side to enhance livability for the townhouses across the lane at 1166 Melville Street;

Note to applicant: aspects to consider include, among other things: the visual and acoustic characteristics of the Palm Court and the loading and passenger loading functions abutting the lane.

DESIGN DEVELOPMENT - LANDSCAPE

- (vii) Provide 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, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site;

- (viii) Provide a full Landscape Plan;

Note to Applicant: Plan should have minimum scale of 1/8"=1'-0" illustrating proposed plant materials (common and botanical names), including sizes and quantities, paving, walls, fences, and other landscape elements. All existing street trees, and public utilities such as lamp posts, hydro poles, fire hydrants, bike racks, benches and other street furnishings, etc. should be noted;

- (ix) Provide new street trees along Georgia Street in order to fill in the gap in the row of existing street trees

Note to Applicant: The West Georgia Street Tree and Sidewalk Design Guidelines will apply. New street trees should be spaced 8 m O.C and noted "Final species, quantity and spacing to the approval of City Engineer and Park Board", on the Landscape Plan. Street tree spacing and quantity, and tree species will be determined in consultation with Engineering Services.

- (x) An irrigation system shall be specified in all common planted areas. Notation to this affect should be added to the drawing;

Note to Applicant: The irrigation system design and installation shall be in accordance with the Irrigation Association of B.C. Standards and Guidelines.

- (xi) Provide a Landscape lighting plan.

Note to Applicant: These lighting details can be added to the Landscape plan.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

(xii) 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.

PARKING, LOADING, BICYCLE PARKING AND PASSENGER LOADING

(xiii) Provision of parking spaces to meet Parking By-law requirements regarding location, access and design; Note to Applicant: the following should be addressed:

- clarification of the number of parking levels that will have connections between this and the adjacent Terasen site is required;
- the parking design should include corner cuts for the provision of independent two-way traffic flow where 200 or more vehicles are being served; Note: the connectivity to the adjacent Terasen site will impact this requirement.
- the easterly angled parking space appears problematic;
- the development and provision of a suitable loading connection to the coffee shop and the café will require careful review, as the current layout requires traversing through hotel front desk areas; and
- a large coffee shop area with more than 16 seats may be required to provide parking and loading as a restaurant use.

(xiv) Provision of loading spaces to meet Parking By-law requirements regarding number, location, access and design; Note to Applicant: the following should be addressed:

- loading facilities are significantly inadequate. The hotel requires two Class B loading spaces and one Class A loading space;
- one residential loading space is required for the proposed 180 dwelling units;
- loading should be taken underground to meet the loading needs of the proposal, with full compliance of Class B loading spaces dimensional and overhead clearance requirements;
- the provision of 2 or more loading spaces will require a minimum unobstructed overhead clearance of 3.8 m or 12 ft. 6 in.; and

- the easterly courier space on P2 is obstructed by the service elevators and the tower structure.
- (xv) Provision of passenger spaces to meet Parking By-law requirements regarding number, location, access and design; Note to Applicant: the following should be addressed:
- one Class C (tour bus) passenger space is required for a 180-room hotel; and
 - three Class A passenger spaces are required (1 space/every 50 rooms).
- (xvi) Provision of bicycle spaces and bicycle room to meet Parking By-law requirements regarding number, location, access and design; Note to Applicant: the following should be addressed:
- the bicycle room may not be large enough; and
 - arrangements to ensure access to the shower/change facilities in the fitness club/spa for Class A commercial bicycle parking will be needed as per the Vancouver Building By-law (section 3.7.4.10);
- (xvii) Provision of garbage facilities to meet City requirements; Note to Applicant: proposed garbage facilities appear to be significantly inadequate; clarification is needed.

SUSTAINABILITY

- (xviii) Submission of a preliminary LEED score card showing proposed strategies for attainment of LEED silver, and arrangements for subsequent submission to CAGBC (Canada Green Building Council), to the satisfaction of the Director of Planning.

AGREEMENTS

- (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, make arrangements for the following:

ENGINEERING

- (i) to the satisfaction of the General Manager of Engineering Services,
- a) clarification of charges shown on title (charge summary should be provided) and, if necessary, modification, release, extension or replacement of such charges;

Note to Applicant: The summary is to include both a description of the charges and description of any impacts they might have on this proposed development.

- b) reciprocal rights of way agreements for vehicular and pedestrian access to the adjacent Terasen Gas building;
- c) discharge of the existing crossing and canopy agreements charged to the title of the land;
- d) upgrading of the sewer (storm and sanitary) system and water system to meet the demands of this development;

Note to Applicant: The application lacks the details to determine the extent of upgrading. Flow demands are necessary to determine upgrading needs and a \$1000.00 fee should be submitted to run flow monitoring and to determine the extent of upgrading which may be required.

- e) undergrounding of all new utility 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;

Note to Applicant: 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.

- f) completion of the Georgia Street Public Realm streetscape requirements adjacent the site;

Note to Applicant: The West Georgia Street Tree and Sidewalk Design Guidelines will apply.

- g) upgrading of the lane entries at Thurlow Street and Bute Street to "Downtown concrete lane entries" standard;

Note to applicant: a separate application to the General Manager of Engineering Services will be required for any special paving or treatments to the lane, beyond the lane entries requested.

SOILS

- (ii) 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;
- (iii) 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;

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

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.

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 Downtown Official Development Plan be amended to remove this site from all map references.
- C. THAT the Sign By-law be amended to establish regulations for this CD-1 in accordance with Schedule B (DD) and provisions that a fascia sign above a height of 137 m above grade will not be permitted.
- D. THAT, subject to approval of the rezoning, the Noise Control By-law be amended at time of enactment to include this CD-1 in Schedule A.
- E. THAT the CD-1 By-law be amended as follows:
 - (i) Section 5.1 to be amended by substituting '41 434 m²' for '40 932 m²';
 - (ii) Section 5.3 (f) 1 to be amended by substituting '3 048 m²' for '328 m²'; and

- (iii) Section 5.4 (d) to be deleted.
- F. THAT City Council accept the property owner's offer of a community amenity contribution of \$12.5 million, such offer to be secured prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, and subject to the following allocation:
- (i) transfer of heritage bonus density, with a value of \$5 million, from a suitable donor site,
 - (ii) cash payment of \$1.2 million for the undertaking of public realm improvements in the Bute Street High Street character area and pedestrian corridor, similar to Triangle West standards, subject to a staff report back to City Council on the details of the proposed expenditures, and
 - (iii) cash payment of \$6.3 million to be subject to a future allocation by City Council to amenities in the area surrounding the site and in the downtown, such as childcare, affordable housing and cultural infrastructure, after a staff report back to City Council.

carried unanimously

AMENDMENT MOVED by Councillor Bass

THAT the following be added to the motion:

THAT staff and applicant explore low-cost opportunities at the development application stage to provide resident and limited public access to a rooftop viewing area.

LOST

(Councillors Cadman, Green, Ladner, Louie, Stevenson, Sullivan and the Mayor opposed)

The amendment having lost, the motion was put and CARRIED UNANIMOUSLY.

4. Rezoning: 6650 Arbutus Street

An application by Andrew Rozen of Polygon Development 108 Ltd. was considered as follows:

Summary: The proposed rezoning from One-Family Dwelling District (RS-5) to Comprehensive Development District (CD-1) would permit 28 townhouses.

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

Also before Council was a memorandum from Joanne Baxter, Rezoning Planner, Rezoning Centre, which noted the posted by-law for this application contained an error.

Section 7, (a) should read as follows (*italics denotes added words*):

- (a) there should be at least 1.1 parking spaces for each dwelling unit and *one additional space for each 200 square metres of gross floor area.*

Summary of Correspondence

Council received no correspondence on this application since the date it was referred to Public Hearing.

Speakers

Frances Kolotyluk spoke in opposition to this application and noted she had been involved in the Visioning process for this neighbourhood, the next phase of which was to be called Choosing Directions and Finalizing Position. She expressed concern that the process has been usurped by the proponents of this development. Ms. Kolotyluk asked Council to consider the impacts to the neighbourhood of the increased density this development will bring and requested Council delay any rezoning in this area until results of the Visioning neighbourhood survey information have been read and discussed and presented in a fair and just way.

Staff Comments

Joanne Baxter, Rezoning Planner, Rezoning Centre, responded to questions concerning the application in relation to the City's Visioning process for this neighbourhood.

Ms. Baxter also drew attention to her memorandum dated September 12, 2005, and noted the amendment to the draft by-law put forward is in accordance with Appendix A of the Policy Report dated July 5, 2005, entitled "CD-1 Rezoning - 6650 Arbutus Street" which referred this application to Public Hearing.

Council Decision

MOVED by Councillor Sullivan

- A. THAT the application by Andrew Rozen of Polygon Development 108 Ltd. to rezone 6650 Arbutus Street (Lot 6 of 9, Block 2 South, DL 526, Plan 5310) from RS-5 (One-Family Dwelling District) to CD-1 (Comprehensive Development District) to permit 28, two and one-half storey townhouses at a floor space ratio of 0.83, generally as outlined in Appendix A of the Policy report dated July 5, 2005 entitled "CD-1 Rezoning - 6650 Arbutus Street" 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 Nigel Baldwin Architects, and stamped "Received City Planning Department, March 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 the following:

Design Development

- (i) design development to the proposed stone retaining wall providing detailed sections and elevations;

Note to Applicant: It is expected that much of the existing perimeter stone wall with its unique character and rock work will be retained, repaired and improved upon where required, using the original stone, or quarried stone to match. New access points where necessary should emulate existing entry points in form, material and detail.

- (ii) design development to the property edge condition at the south end of the site;

Note to Applicant: It is essential to this project that the existing mature landscape buffer along the southern boundary be retained and enhanced. The existing conditions of privacy and minimal overlook with the adjacent neighbouring site should be maintained and improved upon.

The minimum setback for the building structure and hard landscaping will be subject to the recommendations of the arborist's report entitled "Supplemental Arboricultural Assessment/South Property Line Set back", Michael J. Mills Consulting, dated June 22, 2005.

- (iii) design development to the courtyard spaces;

Note to Applicant: Attention to be given to the detailing of the courtyard spaces with special consideration to enhancing their liveability.

- (iv) design development to the roof form;

Note to Applicant: Consider a lower pitch and/or different roof form for the dormers that is more similar to the principal roof.

- (v) design development to the building finish materials and detailing;

Note to Applicant: Materials should be of high quality, with a thickness to their edge profile and well detailed. Substitute products such as plastic siding or faux brick for example, are not acceptable.

- (vi) design development to the on grade parking;

Note to Applicant: Visitor parking should remain where indicated on the site plan but be made as unobtrusive as possible, with a wooden trellis covering and appropriate landscaping etc.

Landscape

- (vii) design development to integrate principles of sustainable landscape design into the overall Plant List and Irrigation Scheme;

Note to Applicant: This can be achieved by using hardy plant species, efficient irrigation systems, water retention technology, grass grid paving, climbing plants and planted structures.

- (viii) design development to minimize impermeable surface paving in the vehicular corridors and private open space areas;

Note to Applicant: consideration should be given to maximizing the use of hardy, layered plants/trees within the townhouse open space plan. Break up and minimize large expanses of paving with permeable surface parking materials and expanded planting beds, where possible.

- (ix) design development to the overall drainage system to include surface water runoff "interceptors" for the filtering of non-point source water contamination;
- (x) provision of a Landscape Plan illustrating common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The Landscape Plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, and public utilities such as lamp posts, hydro poles, fire hydrants;

Note to Applicant: Ensure clarification of existing shrub layers, soil and grades to be altered, retained or replaced beneath trees.

- (xi) provision of a "Tree Removal/Protection/Replacement Plan" in coordination with arboricultural services, including an assessment of existing trees, retention value rating, retention feasibility, remediation recommendations, site supervision and letters of undertaking;
- (xii) provision of a "Construction Management Plan" outlining methods for the retention of existing trees and perimeter walls during construction;

Note to Applicant: The Plan should include, but not limited to, the location of construction materials, temporary structures, utilities, site access, development phasing, neighbour impact reduction methods.

- (xiii) at the discretion of City Engineering Streets Division and Park Board, provision of street trees adjacent to the development site where space permits. New street trees should be noted "Final species, quantity and spacing to the approval of the City Engineer and Park Board";

Note to Applicant: Contact Eileen Curran [604-871-6131] of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen [604-257-8587] of Park Board regarding species.

Crime Prevention through Environmental Design (CPTED)

- (xiv) design development to overall open space design to utilize principles of CPTED to minimize opportunities for crime; and
- (xv) provision of detailed lighting plan to increase safety, ensure night way finding and minimize glare to adjacent sites.

AGREEMENTS

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall:
 - (i) dedicate the north 2.1 m (7 ft.) building line on West 49th Avenue, adjacent to the site;
 - (ii) make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the release of the existing easement and indemnity agreement #341329M prior to occupancy of the building;
 - (iii) make arrangements for the undergrounding of all new utility services for the development 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. The development 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.

- (iv) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the relocation of the existing encroaching stone wall on to the site, or appropriate encroachment agreement to allow the wall to remain on public property;

- (v) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the provision of new concrete sidewalk on Arbutus Street with a standard 1.5 m (5 ft.) wide sidewalk for the length of the site;
- (vi) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the provision of concrete curb and gutter with pavement to centre line of Arbutus Street adjacent to the site;
- (vii) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the replacement of the existing 1.2 m (4 ft.) wide sidewalk on Arbutus Street with a standard 1.5 m (5 ft.) wide sidewalk for the length of the site;
- (viii) obtain and submit to the City copies of all soil studies and the consequential Remediation Plan, approved by the Ministry of Environment. Enter into or cause to be entered into agreements satisfactory to the Director of Legal Services, providing for the remediation of any contaminated soils on the site in accordance with a Remediation Plan, approved by the Ministry of Environment and acceptable to the City, providing security satisfactory to the Director of Legal Services for the completion of remediation and indemnifying the City and the Approving Officer against any liability or costs which may be incurred as a result of the presence of contaminated soils on the site; and
- (ix) execute an Indemnity Agreement, satisfactory to the Director of Legal Services, providing for security to the satisfaction of the Director of Legal Services, protecting the City and the Approving Officer from all liability or damages arising out of or related to the presence of contaminated soils on the lands comprising the subject site, howsoever occurring, arising during the period commencing immediately following the Public Hearing until such time as the Ministry of Environment issues an approval, in a form satisfactory to the Director of Legal Services and the General Manager of Engineering Services, certifying that the subject site, including all roads, utility corridors and open spaces contained therein, have been remediated to Provincial Standards as defined in such approval.

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

Such agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances effecting 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 and in a form satisfactory to the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult with other city officials and City Council.

- B. THAT the Draft By-law for the rezoning of 6650 Arbutus Street from RS-5 to CD-1 be amended as follows:

Section 7, (a) should read as follows (*italics denotes added words*):

- (a) there should be at least 1.1 parking spaces for each dwelling unit and *one additional space for each 200 square metres of gross floor area.*

CARRIED
(Councillor Bass opposed)

5. Text Amendment: 749 West 33rd Avenue

An application by Tony Gill, IBI Group/Henriquez, was considered as follows:

Summary: The proposed amendment to the existing CD-1 By-law would permit 60 units of Seniors Supportive or Assisted Housing and eight units of housing for young disabled adults to be built on the southeast portion of the site.

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

Summary of Correspondence

No correspondence was received on this application since the date it was referred to Public Hearing.

Speakers

Frances Lin expressed concern regarding the vibrations which will result from this new construction and the large heavy trucks which will be passing by and the effects they will have on her nearby house. She noted she already experienced cracks in her house during the two-month demolition of St. Vincent's Hospital.

Council Decision

MOVED by Councillor Woodsworth

THAT the application by Tony Gill, IBI Group/Henriquez, to amend CD-1 By-law No. 4671 for 749 West 33rd Avenue (Block 1170, DL 526, Plan 14699) to permit a four storey assisted living project generally as outlined in Appendix A of the Policy report dated July 5, 2005 entitled "CD-1 Rezoning - 749 West 33rd Avenue (St. Vincent's Heather Site)" 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 Tony Gill, IBI Group/Henriquez, Architect, and stamped "Received Planning Department (Rezoning Centre), May 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 the following:
 - (i) design development to lessen the institutional image of the building by providing more articulation to break down the scale into smaller increments;
 - (ii) inclusion and reconciliation of this project with the overall "Campus of Care" master planning to the extent this work is proceeding at the time of development permit processing;
 - (iii) consideration of the special outdoor needs of occupants and ensuring an identifiable, high quality public realm treatment;
 - (iv) provision of a "Tree Retention Management Plan" outlining methods for the retention of existing trees;
 - (v) provide a landscaped and specialty treated paving area within the required 17 m. (55.8 ft.) building setback from Heather Street, and a landscaped area within the 9 m. (29.5 ft.) building setback from West 33rd Avenue;
 - (vi) design development to be consistent with principles of universal accessibility design; (note to applicant: Ease of access to first floor decks from individual units is an identified issue and the use of French doors should be considered)

- (vii) design development to integrate principles of sustainable landscape design into the overall Plant List and Irrigation Scheme;
- (viii) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design);
- (ix) Exploration of "green strategies" for the project; and
- (x) Written confirmation shall be supplied by the applicant that soil contamination has been evaluated and remedial measures adopted to the satisfaction of the Ministry of Environment.

AGREEMENTS

- (c) That, prior to enactment of the CD-1 amending by-law, the registered owner shall make arrangements to the satisfaction of the Director of the Housing Centre and Director of Legal Services for provision of a housing agreement for this subsidized project;
- (d) That, prior to enactment of the CD-1 amending by-law, the registered owner shall make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
 - (i) clarification if subdivision is intended and if so, subdivision registration prior to issuance of any related development permit will be required;
 - (ii) prior to any development permit being issued for the site, provide details regarding the storm and sanitary sewer needs for the site and make arrangements for any upgrading of the sewers to serve the site;
 - (iii) undergrounding of all new utility services from the closest existing suitable service point. All serviced, 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; and
 - (iv) Provision of street trees adjacent to the Heather Street frontage of the site where space permits.
- (e) That, prior to the enactment of the CD-1 amending by-law, the registered owner shall make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to provide for the following requirements prior to any future rezoning application or related development application or master plan approval process:

- (i) Provision of a street treatment adjacent to the Heather Street frontage of the site to reinforce the function of Heather Street as an established bikeway and as a local residential street which may include, but not be limited to, a landscaped median on Heather Street, corner or mid-block bulges and other related treatments consistent with typical bikeways throughout the City;
- (ii) Provision of curb, gutter, street trees and pavement to the centreline of the West 33rd Avenue frontage of the site at a width to provide for a parking lane, a bicycle lane and a single moving vehicle lane; (Note to applicant: Sidewalk relocation may be necessary to accomplish the necessary road width.)
- (iii) Submission of a Transportation Impact Study of potential development options that may be pursued on the full St. Vincent's site, and to be implemented as requirements of any master plan approvals; and
- (iv) Consultation with the Bicycle Advisory Committee regarding development and transportation aspects of a fully redeveloped St. Vincent's site prior to submission of any related development application for the site.

CARRIED UNANIMOUSLY
(Mayor Campbell excused from voting)

**6. Rezoning and Text Amendment: 1835 West 75th Avenue
(south half of 1850 SW Marine Drive)**

An application by Robert Barrs, Holland Barrs Planning Group was considered as follows:

Summary: The rezoning from Limited Agriculture District (RA-1) to Comprehensive Development District (CD-1) By-law No. 6063 of the southern portion of the property, and an amendment to the CD-1 By-law, would permit four one-family dwellings, subject to design guidelines and regulations similar to the development on either side of the subject site.

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

Staff Opening Comments

Dave Thomsett, Senior Rezoning Planner, Rezoning Centre, provided an overview of the application and explained the difference between recommendation A which would allow four houses on the subject site as desired by the applicant and supported by staff, and the alternative to A put forward for consideration which would reduce that number to three, as supported by the neighbours. Mr. Thomsett also provided clarification on the issue of

easements in relation to this application, which was an area of concern to the surrounding property owners.

Applicant Comments

Robert Barrs, Holland Barrs Planning Group (materials filed), noted this proposal was developed with City policies in mind, to be responsive to neighbourhood needs, and to conform with the same requirements which governed the Angus Lands when they were originally redeveloped. He advised the desire was to build four smaller homes rather than three larger homes which would be less affordable and less practical for two-person families. Mr. Barrs provided information regarding several steps which have been taken, following neighbourhood consultation, to address neighbours' concerns, and also noted the owners are long-term residents of the neighbourhood.

Summary of Correspondence

Council was advised of two "other" letters received on this application since the date it was referred to Public Hearing.

Speakers

Dr. Carole Christopher, Vancouver Food Policy Council, noted that City Council had passed a motion last year opposing the removal of land from the Agricultural Land Reserve. With that in mind, and given the fact that this site would be very expensive to bring back to agricultural use, the Food Policy Council recommends that in exchange for its removal from the ALR, all of the Community Amenity Contribution be used for urban agricultural amenities.

Peter Hyndman (brief filed) advised he was speaking on behalf of all flanking neighbours of the site, of which he is one. He noted the application had the support of the neighbours except for the proposed number and size of units, which represents an increase in density over the flanking lots. The neighbours request three units be approved for the site, which would conform with the immediate neighbouring lots, or, should Council prefer to approve four units, that they be reduced in size and footprint.

Applicant Closing Comments

Mr. Barrs noted that the density being proposed is the same as would result from building three larger houses and the proposed development conforms with the floor space ratio that is allowed for the rest of the Angus West lands.

Staff Closing Comments

During the hearing of speakers, Mr. Thomsett and Devorah Kahn, Food Policy Coordinator, responded to questions concerning Community Amenity Contributions and the extent to which Council may direct how they be utilized.

Council Decision

MOVED by Councillor Woodsworth

- A. THAT the application by Robert Barrs, Holland Barrs Planning Group, to rezone 1835 West 75th Avenue (Lot C, Block 15, DL 317, Group 1, New Westminster District Plan 5726) from RA-1 to CD-1 By-law No. 6063 to permit four one-family dwellings by amending the CD-1 to permit a maximum of 82 dwelling units generally as outlined in Appendix A of the Policy report dated July 5, 2005 entitled "CD-1 Rezoning - 1835 West 75th Avenue (South half of 1850 SW Marine Drive)" 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 presented in the plan illustrated in the revised drawing A-1.1 prepared by Robert Barrs, Holland Barrs Planning Group, and stamped "Received City Planning Department, May 6, 2005", provided that the Director of Planning may allow minor alterations to this form of development when considering development applications;

- (b) That, when considering development applications, the Director of Planning shall have regard to:

- (i) design development to consider issues of building massing as they may affect side yard adjacencies;

Note to applicant: Building massing should limit length of exterior wall at minimum exterior side yard setback where possible, in particular lots 3 and 4.

- (ii) design development to consider location, orientation and size of windows facing side yard adjacencies, as they may affect privacy and overlook;

- (iii) design development to consider issues of environmental sustainability;

Note to applicant: Applicant to consider approaches to minimize water and energy consumption, reduce solid waste, treat stormwater effectively and indoor air quality.

- (iv) Design development should reflect the semi-rural character of the previous land usage and at the same time tie in with the strong identity of the area by incorporating certain aspects of the Southwest Marine Drive estates as per the Angus West CD-1 Guidelines;

Note to applicant: Typical patterns include gated entries, hedgerows and large layered groups of trees;

- (v) Design development to ensure that the landscape design of the new development is derived from established patterns found on the neighbouring subareas of the Angus West Lands. Common areas are provided with strong fingers of vegetation and specific view corridors extending to the site edges. Formal tree rows or hedgerows should flank walkways, identify different points of interest in the development, and reinforce the boundaries between the neighbouring sub-areas in the CD-1 zone. Ornamental plant materials are used to highlight entrances and courts. Landscaping provided between common open space and private space should be layered and allow filtered views balancing the needs for privacy and security;

Note to applicant: Please refer to Section 4 "open space" and Section 5 "Landscaping" of the Angus West Guidelines.

- (vi) Provision of a legal survey illustrating existing trees 20 cm. caliper or greater on the development site and the public realm (property line to the curb), including existing street trees, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site;
- (vii) Provision of a full Landscape Plan illustrating proposed plant materials (common and botanical names), including sizes and quantities, paving, walls, fences, and other landscape elements. The Landscape Plan should be at 1/8"=1'-0" minimum scale. All existing street trees, and public utilities such as lamp posts, hydro poles, fire hydrants, etc. should be noted;
- (viii) All new hard surface areas including driveways and walkways being permeable concrete pavers or equivalent high quality surfacing to match the neighbouring site to the east;

Note to applicant: Alternative, aesthetically compatible paving systems may be considered to achieve environmental sustainability measures outlined in condition (b) (iii).

- (ix) Retention and protection of the two existing street trees (illustrated on the Landscape Plan) as per City of Vancouver Guidelines;
- (x) An acoustical Consultant's report shall be required which assesses noise impacts on the site and recommends noise mitigating measures;
- (xi) Notation required on plans that the acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer); and

- (xii) Notation required on plans that mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise and air quality impacts on the neighbourhood and to comply with Noise By-law #6555.

AGREEMENTS

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the following:
 - (i) Subdivision of lot C, Blk. 15, DL 317, Plan 5726 (Note: this will trigger dedication of the 17' building line);
 - (ii) Clarification of the need for existing access agreements to adjacent lots and discharge of agreements if no longer required;
 - (iii) Construction of sanitary force main to service the site and connection to the GVRD sanitary trunk main in Fraser River Park (subject to GVRD approval); and
 - (iv) Undergrounding of all public utility services (Hydro, Telus, cable). All services, and in particular electrical transformers to accommodate a primary service, are to be located on private property. The development site is not to rely on secondary voltage from the existing network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch.

COMMUNITY AMENITY CONTRIBUTION (CAC)

- (d) That, prior to enactment of the CD-1 By-law, a CAC offering in the amount of \$22,475 be delivered.
- B. THAT if the rezoning is approved, at the time of enactment the Angus West CD-1 Design Guidelines be amended to add a new Sub-area 7, being 1835 West 75th Avenue.
 - C. THAT if the rezoning is approved, the application submitted on behalf of the property owner in accordance with the Agricultural Land Commission Act to exclude 1835 West 75th Avenue from the Agricultural Land Reserve be forwarded to the Agricultural Land Commission with a recommendation of support.
 - D. THAT Vancouver City Council apply an exception to the rezoning and removal of 1835 West 75th Avenue from the Agricultural Land Reserve in exchange for 100% of the Community Amenity Contribution being utilized for urban agriculture amenities across the City.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

SECONDED by Councillor Woodsworth

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

CARRIED UNANIMOUSLY

The Special Council adjourned at 8:56 p.m.

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