



SPECIAL COUNCIL MEETING

PUBLIC HEARING

DECISIONS

DATE: Tuesday, July 11, 2006

TIME: 7:30 p.m.

PLACE: Council Chamber
Third Floor, City Hall

For information, please call Lori Isfeld, Meeting Coordinator, at 604.871.6355,
e-mail lori.isfeld@vancouver.ca

1. HERITAGE REVITALIZATION AGREEMENT: 412 Carrall Street

- A. THAT Council authorize the City to enter into a Heritage Revitalization Agreement for the site at 412 Carrall Street, to rehabilitate and adaptively re-use the "B" listed heritage building and to grant a density bonus of 89,998 sq. ft. available for transfer off site, to be registered on title as a legal notation;
- B. THAT Council require a covenant providing that the density bonus not be available for transfer until the rehabilitation is complete, unless the owner secures completion of the rehabilitation by a separate agreement, which must be registered on title;
- C. THAT, subject to approval of RECOMMENDATION A, Council instruct the Director of Legal Services to prepare a Tax Exemption Bylaw for 412 Carrall Street for a property tax exemption which is not to exceed a value of \$947,502 or a period of ten (10) years, which ever comes first.
- D. THAT, if the Tax Exemption By-law receives the assent of electors, or is deemed approved by the electors under Section 396(A) of the Vancouver Charter, the Director of Legal Services bring forth a Tax Exemption By-law providing that:
 - If issuance of an Occupancy Permit for the heritage rehabilitation work authorized under Development Application Number DE 406061 occurs before October 31, 2006, the tax exemption period for 412 Carrall Street will begin on January 1st of the next calendar year;
 - If issuance of an Occupancy Permit for the heritage rehabilitation work authorized under Development Application Number DE 406061 occurs after

October 31, 2006, the tax exemption period for 412 Carrall Street will begin on January 1st of the calendar year after the next calendar year; and

- If the owner of the property does not fulfill all requirements necessary to obtain an Occupancy Permit within sixty (60) months after the enactment date of the Tax Exemption By-law, it will have not further force or effect.
- E. THAT, subject to the approval of Recommendation A Council authorize two façade grants for a total of \$100,000 (\$50,000 for each principal façade) with funding to be provided from the 2005 Capital for Façade Rehabilitation Grants
- F. THAT the agreements, covenants and bylaws in respect to the above be prepared, registered and given priority to the satisfaction of the Director of Legal Services in consultation with the Director of Planning;
- G. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement;
- H. AND THAT Council approve a Conversion/Demolition Permit under the Single Room Accommodation By-law for the conversion of 70 SRA-designated rooms to 44 self-contained units each having its own washroom and cooking facilities, on the condition that Council approve Recommendation A, that Council waive the \$5,000 conversion/demolition fee and the owner enter into a Housing Agreement with the City, to the satisfaction of the Director of the Housing Centre, prohibiting stratification of the site, requiring non-profit ownership and operation of the building, and limiting occupancy to households in core housing need for 60 years.

(Note from Clerk - Recommendations A, C and E were approved by the required majority)

2. HERITAGE REVITALIZATION AGREEMENT: 210 Carrall Street

- A. THAT Council authorize the City to enter into a Heritage Revitalization Agreement (HRA) for the site at 210 Carrall Street to grant a density bonus of 58,105 sq. ft. available for transfer off site, to be registered on title as a legal notation, with the following conditions:
 - THAT Council require a covenant providing that the density bonus not be available for transfer until the rehabilitation is complete, unless the owner secures completion of the rehabilitation by a separate agreement, which must be registered on title;
 - THAT Council require a covenant restricting stratification of this site for a minimum of ten years from the date of issuance of an Occupancy Permit, to ensure that the tenure remains as rental for at least that period of time, and that any application to stratify this building after the ten-year period will be subject to all necessary City approvals which the City is not obliged to grant;

- B. THAT, subject to approval of RECOMMENDATION A, Council instruct the Director of Legal Services to prepare a Tax Exemption Bylaw for 210 Carrall Street for a property tax exemption which is not to exceed a value of \$314,307 or a period of ten (10) years, which ever comes first. A two-thirds majority of votes cast is required for this recommendation to pass;
 - C. THAT, if the Tax Exemption By-law receives the assent of electors, or is deemed approved by the electors under the Vancouver Charter, the Director of Legal Services bring forth a Tax Exemption By-law providing that:
 - If issuance of an occupancy permit for the heritage rehabilitation work authorized under Development Application Number DE409804 occurs before October 31, 2006, the tax exemption period for 210 Carrall Street will begin on January 1st of the next calendar year;
 - If issuance of an Occupancy Permit for the heritage rehabilitation work authorized under Development Application Number DE409804 occurs after October 31, 2006, the tax exemption period for 210 Carrall Street will begin on January 1st of the calendar year after the next calendar year; and
 - If the owner of the property does not fulfill all requirements necessary to obtain an Occupancy Permit within sixty (60) months after the enactment date of the Tax Exemption By-law, it will have no further force or effect;
 - D. THAT, subject to the approval of RECOMMENDATION A, Council authorize a facade grant totaling \$50,000 with funding to be provided from the 2005 Capital Budget;
 - E. THAT, subject to approval of RECOMMENDATION A, Council approve a Single Room Accommodation conversion and demolition permit for 210 Carrall Street to convert and remove 27 designated rooms from the SRA inventory, on the condition that prior to the issuance of the SRA permit, the owner pay the \$5,000 per room demolition fee (\$135,000) to be deposited into the City's reserve fund for the creation of replacement housing;
 - F. THAT the agreements, covenants and by-laws shall be prepared, registered and given priority to the satisfaction of the Director of Legal Services in consultation with the Director of Planning;
 - G. AND THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement.
3. **HRA/HERITAGE DESIGNATION: 658 Keefer Street**
- A. THAT Council authorize the City to enter into a Heritage Revitalization Agreement for the site at 658 Keefer Street to:
 - secure the rehabilitation of the heritage house;

- vary the RT-3 District Schedule of the Zoning and Development By-law in order to bring existing non-conforming conditions into conformity with the By-law, and to permit an increase in floor space ratio from permitted 0.6 to 0.9; and
- permit four dwelling units in a multiple conversion dwelling in place of the current limit of two,

as described in detail in the Administrative Report "Heritage Designation and Heritage Revitalization Agreement - 658 Keefer Street" dated June 22, 2006 and as indicated under Development Application DE409469.

- B. THAT the Chan House, listed in the "B" category on the Vancouver Heritage Register at 658 Keefer Street, 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.

4. REZONING: 1655-1675 West 3rd Avenue

- A. THAT the application, by Hywel Jones Architect to rezone 1655-1675 West 3rd Avenue (Lots 37-40, Block 229, DL 526, Plan 590 and Lot G, Block 229, DL 526, Plan 19512) from IC-1 to CD-1 to permit mixed residential and commercial development, generally as presented in Appendix A to Policy Report "CD-1 Rezoning: 1655 - 1675 West 3rd Avenue" dated June 13, 2006, 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 Hywel Jones Architect and stamped "Received City Planning Department December 16, 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 treat the exposed end walls of the proposed building on Parcel A with material and colour patterns;
- (ii) provision of weather protection at commercial entrances on West 3rd Avenue;
- (iii) design development to provide high quality building materials such as architectural concrete, metal panel and glass;

- (iv) locate and screen any service utilities such as electrical transformers and parking exhaust/intake;

Environmental Sustainability

- (v) consideration to provide individual garden plots on the roof shared open space and utilizing stored rainwater irrigation for this area;
- (vi) provision of a summary of sustainable building features, which could be in the form of a LEED checklist, noting specific response to building solar orientation;

CPTED

- (vii) design development to take into consideration the principles of CPTED, having particular regard for:
 - providing full secure separation for residential users from other uses including circulation, parking, loading and garbage,
 - open visibility of planting and fencing in the pedestrian mews area,
 - reducing opportunities for graffiti on the existing building on the lane.

Parking, Loading and Bicycles

- (viii) design development to meet the Parking By-law requirements for parking, loading and bicycles.

Building Code

- (ix) the applicant to confirm in writing that the comments of the Building Code Specialist have been read and understood.

Landscape

- (x) design development to provide a standard public realm layout (similar to the street frontage to the south) along the entire Pine Street frontage of the building. Layout should include curb-side grass boulevard with new street trees, sidewalk and inside boulevard planting.

Note to Applicant: Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding sidewalk and boulevard layout. In addition, the layered planting strip within the inside boulevard (between the sidewalk and the property line) shall be comprised of layered low planting (mature height and width not to exceed 3' x 3') with a minimum 1'-0" grass or ground cover strip adjacent to the sidewalk.

AGREEMENTS

- (c) 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 on terms and conditions satisfactory to the Director of Legal Services:

Subdivision

- (i) Subdivision approval and registration to create the separate parcels intended for this project.
- (ii) Dedication of the northerly 0.61 m (2 feet) of Lot G for lane purposes including arrangements for portions of the existing building to remain over the lane requirement.

Engineering

- (iii) Upgrading of offsite water systems as required by the General Manager of Engineering Services.
- (iv) 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.
- (v) Installation of City-standard concrete lane entry at the Pine Street entry to the lane.
- (vi) Provision of street trees adjacent the site where space permits.

Soils

- (vii) The applicant or property owner shall provide to the City's Manager of Environmental Protection a site profile and, if necessary, a preliminary site investigation or detailed site investigation.
- (viii) The property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
- (ix) 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

Certificates of Compliance have been provided to the City by the Ministry of Water, Land and Air Protection.

- B. THAT a consequential amendment to 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 the Public Hearing, the Noise Control By-law be amended to add the CD-1 to Schedule "A" (Activity Zone).

5. REZONING: 2999 Grandview Highway (The Brick)

- A. THAT the application, by Xamax Industrial Investments Ltd. to rezone 2999 Grandview Highway (Lot 3, Block A, Sec. 36 SW Qtr. and SE Qtr., THSL Plan 8292) from I-2 to CD-1 to permit Highway-Oriented Retail use in an existing building, generally as presented in Appendix A to Policy Report "CD-1 Rezoning: 2999 Grandview Highway (The Brick)" dated June 13, 2006, be approved, subject to the following conditions:

FORM OF DEVELOPMENT

- (d) THAT the proposed form of development be approved by Council in principle, generally as represented by plans approved for development permit no. 207692, issued January 17, 1989.

DEVELOPMENT APPROVAL

- (e) THAT, prior to enactment of the CD-1 By-law and prior to final approval by Council of the form of development, the registered owner shall obtain approval of a development application by the Director of Planning who shall have particular regard to, among other things, the following:

Drawing Requirements

- (i) The applicant shall provide up-to-date drawings of the existing building indicating interior partitions and assigning principal and accessory uses, and showing the parking and loading layout; and

Landscape

- (ii) Provide a planted landscape strip in the 3.0 m wide setback at the front property line (except at access driveways). The landscape strip shall contain one high-branched tree (minimum 8 cm caliper) for every 6 m of property line and an underplanting of low mixed and deciduous shrubs with ground cover underneath. (Note to applicant: There should be approximately eight trees).
- (iii) Provide a full Landscape Plan illustrating proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees and major plantings 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 1:100 (1/8" = 1'-0") minimum scale.

Engineering

- (iv) Parking, loading and bicycle parking are to be provided as per Section 4.2.5.1, Section 5.2.5 and Section 6.2.5.1 of the Vancouver Parking By-law, except that for up to 3 300 m² of a "Furniture or Appliance Store", a minimum of 50 parking spaces, 1 Class C (14 m, existing) loading space and 1 Class B loading space shall be provided, the relaxation and exemption provisions of the Vancouver Parking By-law are to be available for this site.
- (v) Clarification of access and manoeuvring to the loading bays, identifying any parking spaces which obstruct the loading manoeuvring aisle. If necessary, provide a management plan for loading times and for control of parking in the vicinity of the loading bays.

AGREEMENTS

- (f) THAT, prior to enactment of the CD-1 By-law, the registered owner shall make arrangements for the following to the satisfaction of the Director of Planning, on terms and conditions satisfactory to the Director of Legal Services:
 - (i) modify or release charge 122990M, a restrictive covenant which applies to the southerly 40 feet of the property, to eliminate a conflict between the covenant and the landscape setback provision of the CD-1 By-law which allows a parking encroachment for the existing building.
- B. THAT a consequential amendment to the Sign By-law, to establish regulations for the CD-1 in accordance with Schedule "B" (I-2), be approved.
- C. THAT, subject to approval of the rezoning at the Public Hearing, the Noise Control By-law be amended to add the CD-1 to Schedule "A" (Activity Zone).

6. REZONING: 3585 Grandview Highway (Costco)

- A. THAT the application by Soren Rasmussen, Architect, to rezone 3585 Grandview Highway (Lot 6, Block A, Section 39, Town of Hastings Suburban Lands, Plan 22177) from I-2 Industrial District to CD-1 Comprehensive Development District, to permit an existing highway oriented retail use at a maximum density of 0.39 FSR along with typical I-2 uses and regulations to accommodate future redevelopment, generally as presented in Appendix A to Policy Report "CD-1 Rezoning: 3585 Grandview Highway (Costco)" dated May 16, 2006, be approved, subject to the following conditions:

AMENDMENT OF GUIDELINES

- (a) That, if approved at Public Hearing, the by-law be accompanied at the time of enactment by:

- (i) the Grandview Boundary Industrial Area Rezoning and Development Policies and Guidelines to be amended to include a reference to the CD-1 for 3585 Grandview Highway by resolution of Council;
- (ii) the Mini-Storage Warehouse Guidelines to be amended to include a reference to the CD-1 for 3585 Grandview Highway by resolution of Council.

FORM OF DEVELOPMENT

- (b) That the proposed form of development be approved by Council in principle, generally as represented by plans received May 30 and July 17, 2003.

DEVELOPMENT APPROVAL

- (c) That, prior to enactment of the CD-1 By-law and prior to final approval by Council of the form of development, the registered owner 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 extend and enhance weather protection at the main entrance and along the west side of the building;

Note to Applicant: A generous canopy with integrated lighting should be provided that contributes to, and enhances, the pedestrian interest of the building.

Landscape

- (ii) Design development to provide landscaped setbacks of 3.6 m (12 ft.) adjacent to the existing parking area along the entire Skeena Street and East 11th Avenue frontages of the site;

Note to Applicant: The landscaped setback should be planted with grass adjacent to the sidewalk to widen the public realm, stepping back to layered planting adjacent to the parking area. Vehicular crossing widths should be minimized and enhanced with low planting on both sides. Surface parking and signage should be removed from the landscaped setback.

- (iii) Design development to provide new street trees along Skeena Street in order to fill gaps in the existing street tree colonnade;

Note to Applicant: New street trees should be noted "Final species, quantity and spacing to the approval of the City Engineer and Park Board." Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen (604-257-8587) at the Park Board regarding tree species;

- (iv) Design development to provide a double row of trees along the Grandview Highway frontage of the site;

- (v) Design development to provide more substantial and coherent low planting (in regards to quantity) along the Grandview Highway frontage of the site, specifically between the two driveway crossings;
- (vi) Design development to provide one additional new tree along the inside boulevard colonnade, adjacent to the east driveway crossing on Grandview Highway;
- (vii) Design development to provide low planting and trees along East 11th Avenue frontage of the site (similar to the Skeena Street frontage treatment);

Note to Applicant: Locate low planting within the property line wherever possible.

- (viii) Design development to integrate two new trees into each end of the doubled stacked parking spines located in the main parking lot off Skeena Street;

Note to Applicant: New trees located in raised islands in the central parking area should be specified at a minimum 7 cm caliper and be provided with adequate soil volume to provide positive growing conditions.

- (ix) Design development to provide new street trees along the entire East 11th Avenue frontage of the site;
- (x) Design development to delete the signage in the landscaped setback;
- (xi) Design development to provide building and landscape lighting; and

Crime Prevention through Environmental Design (CPTED)

- (xii) Design development to take into consideration the principles of CPTED having particular regard to reduce opportunities for:
 - cutting through the site through clear definition of pedestrian and vehicle routes;
 - theft in the parking lot through improved surveillance and security features;
 - mischief such as graffiti through improved landscaping on blank walls.

AGREEMENTS

- (d) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:
 - (i) Make suitable arrangements, to the satisfaction of the General Manager of Engineering Services, for all new utility services to be undergrounded 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.

Note to Applicant: Early contact with the Utilities Management Branch is encouraged.

- (ii) Make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for a payment of \$400,000.00 towards the intersection and street improvements at the Skeena Street/Grandview Highway intersection;
- (iii) Make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for concrete sidewalk on the east side of Skeena Street between Grandview Highway and East 11th Avenue where it currently does not exist and on the south side of East 11th Avenue adjacent to the site;
- (iv) Make arrangements, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for street trees adjacent to the site where space permits;
- (v) Develop and implement a Transportation Management Plan to promote walking, cycling, transit use and carpooling while reducing the use of the automobile, including designation of a Co-ordinator to manage the Plan and liaise with neighbours and to monitor progress toward meeting mode targets, all to the satisfaction of the General Manager of Engineering Services; and
- (vi) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for clarification of all charges registered in the Land Title Office against title to the lands (a charge summary, including copies of all charges, must be provided) and the modification, extension or release of any charges deemed necessary by the Director of Legal Services.

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 by 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 other City officials and City Council.

B. THAT consequential amendments be made to:

- (i) Schedule C of the Zoning and Development By-law No. 3575 to establish landscape setbacks for the site, generally as presented in Appendix B to Policy Report "CD-1 Rezoning: 3585 Grandview Highway (Costco)" dated May 16, 2006; and
- (ii) The Sign By-law to establish regulations for the CD-1 in accordance with Schedule "B" (I-2), generally as presented in Appendix B to Policy Report "CD-1 Rezoning: 3585 Grandview Highway (Costco)" dated May 16, 2006.

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