



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
NOVEMBER 14, 2006

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 14, 2006, 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, Downtown Official Development Plan and Sign By-laws and to adopt the East Fraser Lands Official Development Plan.

PRESENT: Deputy Mayor Peter Ladner
Councillor Suzanne Anton
Councillor Elizabeth Ball
Councillor Kim Capri
Councillor George Chow
Councillor Heather Deal
Councillor B.C. Lee
*Councillor Raymond Louie
*Councillor Tim Stevenson

ABSENT: Mayor Sam Sullivan (Leave of Absence - Civic Business)
Councillor David Cadman (Leave of Absence)

CITY MANAGER'S OFFICE: Brent MacGregor, Deputy City Manager

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Capri
SECONDED by Councillor Chow

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Ladner in the Chair, to consider proposed amendments to the Zoning and Development, Downtown Official Development Plan and Sign By-laws and to adopt the East Fraser Lands Official Development Plan.

CARRIED UNANIMOUSLY
(Councillors Louie and Stevenson absent for the vote)

1. TEXT AMENDMENT: Schedule E

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

Summary: To amend Schedule E of the Zoning and Development By-law to delete a building line from a portion of West Pender Street.

The Director of Planning recommended approval.

Staff Comments

Mike Thomson, City Surveyor, was present to respond to questions.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Capri

THAT the application to amend Schedule E, Building Lines, of the Zoning & Development Bylaw, to delete the building line on the south side of that portion of Pender Street lying between Jarvis Street and the easterly limit of Parcel G, Block 30, District Lot 185, Group 1, New Westminster District, Plan BCP18632 ("Parcel G") generally in accordance with Appendix "A" to the Administrative Report, "1277 Melville Street - (formerly 1280 West Pender Street) - Proposed Cancellation of a Portion of the Pender Street Building Line and Grant of a Volumetric Easement" dated December 6, 2005 be approved.

CARRIED UNANIMOUSLY
(Councillors Louie and Stevenson absent for the vote)

2. TEXT AMENDMENT: 605-695 SE Marine Drive

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

Summary: To amend existing CD-1 (Comprehensive Development District) By-law Nos. 4238 and 4860 to add General Office, Financial Institution, Health Care Office, Barber Shop or Beauty Salon, Laundromat or Drycleaning Establishment, Photofinishing or Photography Studio, and Repair Shop - Class B, as permitted uses.

The Director of Planning recommended approval.

Staff Comments

Desiree Drewitt, Planning Analyst, Rezoning Centre, was present to respond to questions.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Capri

THAT the application to amend CD-1 By-law Nos. 4238 and 4860 for 605-695 South East Marine Drive to add to the list of permitted uses in accordance with Appendix A, to Policy Report "CD-1 Text Amendment: 605-695 South East Marine Drive" dated October 4, 2006, be approved.

CARRIED UNANIMOUSLY
(Councillors Louie and Stevenson absent for the vote)

3. TEXT AMENDMENT: 100 West 49th Avenue (Langara College)

An application by Laurie Schmidt, Brook Development Planning Inc., was considered as follows:

Summary: To amend existing CD-1 By-law No. 4412 to add 25,200 m² to accommodate college expansion in a 25-year master plan.

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

Also before Council was a memorandum from Rob Jenkins, Assistant Director, Current Planning, dated October 30, 2006, that recommended removal of the following Engineering Services condition because it was redundant as a result of a condition of Development Permit (DE409072) to alter on-site travel patterns to divert the majority of vehicles from exiting onto Ontario Street to exiting onto West 49th Avenue instead:

“b) i) (e) Provision of 100 percent funding, to a maximum of \$30,000 for one or more traffic calming measures that constrain vehicular movement on Ontario Street to be determined in consultation with the community, and subject to approval by City Council;”

Staff Opening Comments

Daniel Naundorf, Planner, Major Projects Group, responded to questions regarding the potential use of CAC funds for improvements to the adjacent Langara Park.

Applicant Comments

Laurie Schmidt, Brook Development Planning Inc. was present to respond to questions.

Summary of Correspondence

Council received one letter in opposition to the removal of the condition to install traffic calming measures, since the application was referred to Public Hearing.

Speakers

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

Arno Schortinghuis, Vancouver Area Cycling Coalition, spoke in opposition to removing the condition to install traffic calming measures noting that the temporary closure on Ontario Street should be made permanent, and that more cycling facilities should be actively supported.

Staff Closing Comments

Paul Pinsker, Parking Management, and Wayne Pledger, Manager, Rapid Transit Office, clarified measures that will buffer new traffic from the parkade onto Ontario Street and the subsequent recommendation to remove the condition to provide traffic calming measures. Mr. Pledger noted that making permanent the temporary barrier that is in place for Canada Line construction could be considered by the Neighbourhood Branch.

Council Decision

MOVED by Councillor Ball

- A. THAT the application by Brook Development Planning Inc., to amend CD-1 By-law No. 4412 for 100 West 49th Avenue (Langara College) (Parcel Identifier: 008-778-842, LOT 1 of A, DL 526 PLAN 9812) by adding 25 200 m² of floor area for school and related uses, generally as described in Appendix A to Policy Report “CD-1 Text Amendment - 100 West 49th Avenue (Langara College)” dated September 12, 2006, be approved subject to conditions:

FORM OF DEVELOPMENT

- (a) 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 General

- (i) Design development, at each development permit stage, to provide high quality architectural built form, with detailed regard to urban design principles, sustainability principles, phasing and implementation strategies established within the Langara College Policy Statement.
- (ii) Design development, with each development application, to incorporate green building principles to City standards for institutional buildings in place at the time of the application.

Note to applicant: Measures to be considered are described in the Langara College Policy Statement - Green Building Design and Construction Principles.

- (iii) Provision with each development application, of improved end of trip cycling facilities to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services and provision of bicycle parking spaces the greater of the minimum by-law requirements or the observed peak demand plus 10 percent to allow for ongoing cycling growth.

Note to applicant: Measures to be considered are described in a Council resolution of March 3, 2005.

- (iv) Provision, with each development application, of an updated Transportation Management Plan to the satisfaction of the General Manager of Engineering Services.

Sub-Area 1

- (v) Design development for this sub-area to provide a prominent built form, providing for a stronger sense of campus identity along 49th Avenue;

Note to applicant: The massing of this sub-area should integrate sensitively with existing on-site structures while providing select opportunities for higher elements of architectural significance within its built form.

Sub-Area 4

- (vi) Design development for this sub area to ensure maximum integration with the existing built form while providing for sensitive integration and transition between the various levels of the central open landscape area.

Note to applicant: The built edges of this sub-area should provide active and animating uses oriented to the open space. Development of this sub-area should explore new and reinforce existing pedestrian circulation routes into and through the campus.

LANDSCAPE

- (vii) Provision, with each development application, of a Langara College Tree Management Plan.

Note to applicant: With each development application, provide plan(s) indicating "trees existing to be removed", trees existing to be retained", and "replacement trees", including quantities, tree tag reference numbers and tree protection fencing consistent with the Tree By-law. Consider the overall site canopy cover and incorporate a long term management strategy. Tree status information should be updated to include any past and future phased development permit/tree permit activity. Clarify proposed building envelope or other physical constraints to tree retention or planting. Trees outside building envelopes should be retained, wherever possible. Landscape treatment in proximity to trees should enhance tree health (Arborist services may be requested at the development permit stage). Replacement trees should be located to reinforce edges and define corridors, such as in and around parking areas and to enhance pedestrian routes such as near the Student Union Building (multi-tree removal was approved in this area in recent years with the understanding that significant replacement trees would be provided). Include street tree protection/retention information and fill in the gaps.

- (viii) Provision, with each development application, of a detailed landscape plan, demonstrating the delivery of landscape improvements consistent with Langara College Policy Statement and plans received by the City of Vancouver Planning Department, dated May 25, 2006;

Note to applicant: Landscape and Master Plan design should be informed by the Langara College Policy Statement, including sustainability principles and design development at the micro-scale. Plans must illustrate the common and botanical name, size and quantity of all existing/proposed plant material and be clearly illustrated on the Landscape Plan and keyed to the Plant List with symbols. Submit detailed, large scale sections for all planting on roofs/slabs. Include the public realm treatment and context where applicable (showing public elements such as transit infrastructure, Greenway design, street trees, parking, lamp posts, hydro poles, fire hydrants etc.). Indicate walkways, site furniture, retaining walls, seating edges, art installations, and light standards with consideration to universal access and Crime Prevention through Environmental Design (CPTED) principles. Ensure that grade resolution enhances open space design and is shown in detail on pertinent plans. Design development should include and provide specifications for regularly spaced exterior furniture, lighting, waste receptacles, vertical structures, signage, stormwater management systems, open parking area runoff treatment, efficient irrigation, childcare amenities and bike storage facilities.

- (ix) Provision, with each development application, of arboricultural services (if deemed necessary) including the submission of reports, site supervision, letters of undertaking and remediation as may be needed.

STORMWATER MANAGEMENT

- (x) Provision of an on-site storm water management plan with each development permit.

Note to applicant: Consideration of on-site storm water management is encouraged along with a review of the ability to divert storm water, including, but not limited, to nearby parks. This review to be done to the satisfaction of the General Manager of Engineering Services and in consultation with the General Manager of Parks and Recreation.

CRIME PREVENTION

- (xi) Provision, with the first development permit application, of a comprehensive vision for campus security management in a report addressing the upgrading of existing security operations, improved electronic and hardware security and underground parking security; and
- (xii) Provision of an updated campus security management plan with each subsequent development permit application addressing the upgrading, of existing security operations, improved electronic and hardware security and underground parking.

EMPLOYMENT AND SKILLS TRAINING

- (xiii) Provision, with each development permit application, of a report to Planning Staff and the Vancouver Agreement Coordination Unit, to the satisfaction of the Director of Planning, which outlines the type and number of potential employment opportunities for local, inner city residents, as well as any skills training initiatives being undertaken by Langara College and/or its contractors.

Note to Applicant: Once construction has begun, a semi-annual progress report on the implementation of the skills training and employment strategy must be submitted to the Director of Planning. Contact: Nathan Edelson, Planning Department (604.873.7444) to further discuss appropriate tracking mechanisms and details on aspects of the Plan expected.

- (b) 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 Director of Legal Services in consultation with the General Manager of Engineering Services for the following:

- a) Provision of a left turn bay on westbound 49th Avenue at Columbia Street with raised medians;

Note to applicant: The left turn bay provision will include all work associated with the installation of the left turn bay to the satisfaction of the City Engineer including, but not limited to; raised planted medians, curb and sidewalk relocation, modifications to the traffic signal system and modifications to street lighting.

- b) Provision of a statutory right-of-way and an option to purchase the statutory right-of-way along the northern edge of the site to accommodate the permanent left turn bay design at Columbia Street (to provide for sidewalk and boulevard);
- c) Review of the transit facilities on 49th Avenue between Cambie Street and Main Street to determine changes made necessary by the proposed left turn bay and the full master plan build out. Any changes to bus stop locations, such as adjustments or relocation of bus shelters and passenger areas that are related to the Langara College redevelopment, to be fully funded by the applicant;
- d) Elimination of the northerly driveway access on Ontario Street and provision of pedestrian and bicycle access only at this point, modifications to the middle driveway access on Ontario Street to accommodate both in and out movements for parking and loading;
- e) Provision of improved end of trip cycling facilities to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services and provision of bicycle parking spaces the greater of the minimum by-law requirements or the observed peak demand plus 10 percent to allow for ongoing cycling growth;
- f) Provision of a Greenway Seating Plaza at the corner of West 49th Avenue and Ontario Street (Southwest corner) that seamlessly integrates the design across private and public lands with appropriate agreements for construction, maintenance and public access; and
- g) Provision of street trees where space is created by way of left turn bay construction, crossing elimination or redesign and related curb adjustments.

Note to applicant: The timing of the works as follows:

1. Prior to Occupancy of the first building permitted pursuant to this rezoning:
 - Provision of the Ontario Street improvements (i.e., driveway relocation, provision of traffic calming)
2. Within 1 year of the Occupancy of the first building permitted pursuant to this rezoning:

- Provision of a consultant study of development related traffic impacts with respect to the warrant for the left turn bay
- 3. Prior to Occupancy of the 2nd building permitted pursuant to this rezoning:
 - Provision of the left turn bay on West 49th Avenue, and all things associated, to the satisfaction of the City Engineer and subject to the approval of City Council
 - Provision of greenway seating plaza.

Undergrounding of Utilities

- (ii) Make arrangements satisfactory to the General Manager of Engineering Services for the undergrounding of all new utility services from the closest existing suitable service point.

Note to applicant: All services, and in particular electrical transformers, submersible Vita switches and pad mounted 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.

PUBLIC ART

- (iii) Make arrangements, satisfactory to the Director of Legal Services in consultation with the Managing Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and
- (iv) Submit a preliminary public art plan to the satisfaction of the Assistant Director, Office of Cultural Affairs, in accordance with the City's Public Art Policy.

PARKS

- (v) Make arrangements, satisfactory to the Director of Legal Services in consultation with the General Manager of Parks and Recreation, to provide for public access on the land located between the College's western property line and the western edge of the planned north-south vehicular access road connecting to 49th Avenue and Columbia Street.

COMMUNITY AMENITY CONTRIBUTION

- (vi) Make arrangements, satisfactory to the Director of Legal Services, for the City's receipt of \$813,778.23 being a contribution offered by Langara College to the City to help offset the impact of this development on the City's undertaking. This contribution will be adjusted to account for changes in the Statistics Canada Non-Residential Building Construction Price Index, or a

comparable index satisfactory to the City's Director of Finance from the date of enactment of this rezoning, payable prior to issuance of the first development permit.

Where the Director of Legal Service 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 from 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 the consequential amendment to the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (C-2) as set out in Appendix A of Policy Report "CD-1 Text Amendment - 100 West 49th Avenue (Langara College)" dated September 12, 2006, be approved.

CARRIED UNANIMOUSLY

4. **REZONING: 701 Granville Street, 701 West Georgia Street, 777 Dunsmuir Street and 700 West Pender Street (Pacific Centre)**

An application by Jeffrey Hess, Cadillac-Fairview Corp. Ltd., was considered as follows:

Summary: To rezone this site (Pacific Centre) from DD (Downtown District) to CD-1 to provide a maximum floor space ratio of 9.47 (to increase the maximum floor area by 70,000 sq. ft.) and accommodate a Canada Line station entrance ('Vancouver City Centre') in the plaza at Granville and Georgia.

The Director of Planning in consultation with the General Manager of Engineering Services recommended approval, subject to the conditions set out in the Agenda of the Public Hearing.

Staff Opening Comments

Phil Mondor, Rezoning Planner, reviewed the application.

Applicant Comments

Jeffrey Hess, Cadillac-Fairview Corp. Ltd., was present to respond to questions.

Summary of Correspondence

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

- One email in support of the application; and
- One letter and two emails supporting the inclusion of a bicycle station as a requirement of the rezoning.

Speakers

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

Arno Schortinghuis, Vancouver Area Cycling Coalition, spoke in support of the creation of a first class bike station in Pacific Centre.

Staff Closing Comments

Mr. Mondor noted that the requirement for a bikade is not included at this time because it would detract from the budget required for the enhanced station, and that consideration of a bikade will take place in the future, when the possibility of DCLs and other funding options are brought into place.

Council Decision

MOVED by Councillor Deal

- A. THAT the application by Cadillac-Fairview Corp. Ltd. to rezone the site at 701 Granville Street (BLK 52, PLN 210, DL 541 Except PLN 16405 XPL LMP45482), 701 West Georgia Street (BLK 42, PLN 210, DL 541 Except PLN 18901 EP13277), 777 Dunsmuir Street (Lot C, Block 32, DL 541, PL 21253 Except PL 18505X, 1850MX), and 700 West Pender Street (Lot E, Block 32, DL 541, PLN LMP40957) from DD (Downtown District) to CD-1 (Comprehensive Development District), to increase the maximum floor space ratio to 9.47, generally as presented in Appendix A to Policy Report "CD-1 Rezoning of 701 Granville Street, 701 West Georgia Street, 777 Dunsmuir Street and 700 West Pender Street (Pacific Centre)" dated October 12, 2006, be approved subject to the following conditions:

FORM OF DEVELOPMENT

- (a) THAT the existing form of development be approved by Council in principle, generally as shown in development permit drawings on record, 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 which accommodates additional 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 for any development which is to be situated on those parts of the site now developed with plaza area:

DESIGN DEVELOPMENT

Development should enhance the prominence of the north-east corner of Block 52 and south-west corner of Block 42 with exemplary architecture commensurate with the significance of these locations, provide pedestrian interest and amenity and be well integrated with the Canada Line rapid transit station entrance and surrounding context.

- (i) design development should achieve siting, massing and design which have appropriate relationship and integration with existing development on the site, surrounding development, and adjoining public realm, responding to the prominence of the north-east corner of block 52 and south-west corner of block 42 in the image of Vancouver's downtown;

Note to Applicant: Massing should be a minimum two storeys in height and provide for an urban form and architectural design that are both memorable and place making. The massing should address and mitigate the blankness of the existing buildings while supporting an enriched and expanded public realm. Design development should include consideration of the Granville Street Redesign Concept (2006), Central Area Weather Protection Guidelines, West Georgia Street Tree and Sidewalk Design Guidelines, and related design guidelines.

- (ii) design development should incorporate and integrate the Canada Line rapid transit station entrance in a manner which is functional, in terms of pedestrian access, and architecturally evocative, conveying a sense of publicness and accessibility;
- (iii) design development at the north-east corner of Block 52 and south-west corner of Block 42 should achieve architectural excellence, appropriate to this significant city location and consistent with the intent of the Downtown Official Development Plan and related guidelines;
- (iv) design development should seek to retain some open space and provide some interior public space, and provide these in a way which is integrated seamlessly with the adjoining public realm;

Note to Applicant: The public realm should encourage public interaction and gathering, lending significance to these corner sites and be well integrated with the surrounding streets and sidewalks. Provision of detailed drawings is required of proposed landscaping, including paving materials, planting, street furniture, and lighting.

- (v) design development should explore opportunity to replace the existing kiosk on the Block 52 plaza with a more functional, community-serving information facility that would also operate as ticket booth for venues/events in the city.

Note to applicant: The replacement kiosk should be a manned ticketing operation which also provides information/ pamphlets etc. for the public. The facility would need to be enclosed and heated, with a ticket/wicket window accessible to the street.

- (vi) In the preparation of a development application, the public should be consulted about proposed land use and design concepts, through workshops and open houses.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

- (vii) 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 and mischief such as graffiti and alcove areas.

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 in consultation with the General Manager of Engineering Services, make arrangements for the applicant to carry out the following:
 - (i) provide copies of a charge summary and analysis of the titles to Blocks 32, 42 and 52 in accordance with guidelines specified by the Director of Legal Services;
 - (ii) provide a written analysis, prepared by a qualified professional engineer or professional engineers satisfactory to the General Manager of Engineering Services, of all existing City utility services currently servicing Blocks 32, 42 and 52 and projections of demands on these services following redevelopment of the lands pursuant to this rezoning application;
 - (iii) where requested by the City, grant statutory rights of way to the City for utility services currently servicing Blocks 32, 42 or 52 or new utility services to be constructed to serve the lands on redevelopment pursuant to this rezoning application; and
 - (iv) undertake a feasibility study for the provision of a bikade, as that facility is envisioned by the General Manager of Engineering Services, to be located near the Canada Line station entrance.

COMMUNITY AMENITY CONTRIBUTION

- (d) 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 to the satisfaction of the City Manager to secure the property owner's offer of a statutory right-of-way to be granted to the City or nominee to accommodate a Canada Line rapid transit station entrance in the plaza area at the north-east corner of the site at 701 Granville street (Block 52) and the property owner's commitment to construct or permit the construction of a below-grade entrance providing public access to the rapid transit station from the south end of the lower level of Pacific Centre Mall near the entrance to the Sears store, at a minimum cost of \$7.5 million, including both actual and opportunity costs.

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, a consequential amendment to the Downtown Official Development Plan to remove the site from all map figures be approved.
- C. THAT the application to amend the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule E [assigned Schedule "B" (DD)] be approved.
- D. THAT the amendment to the Noise Control By-law to include this CD-1 in Schedule A be approved.

CARRIED UNANIMOUSLY

5. OFFICIAL DEVELOPMENT PLAN: East Fraser Lands

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

Summary: An application by the Director of Planning to establish an ODP for East Fraser Lands which provides a regulatory framework for rezoning to a primarily residential, mixed-use area in the future.

The Director of Planning, in consultation with the General Manager of the Park Board, General Manager of Engineering Services, Director of Housing Centre and Director of Social Planning recommended approval, subject to the conditions set out in the Agenda of the Public Hearing.

Staff Opening Comments

Rob Jenkins, Assistant Director, Current Planning, introduced the application and associated staff and noted Larry Beasley, former Co-Director of Planning had submitted correspondence providing background and expressing support for the application. Matt Shillito, Project Planner, Current Planning, provided a presentation and responded to questions.

Summary of Correspondence

Council received one letter in support of the application and two emails offering other comments with regard to amenities, since the application was referred to Public Hearing.

Speakers

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

The following spoke in support of the application and offered additional comments and suggestions:

Paul Tubbe, Chair, Advisory Committee on Disability Issues
Holly Dennis
Bert Massiah
Steve Lloyd, Vice-Chair East Fraser Lands Committee
Milt Bowling Vice-Chair, East Fraser Lands Committee and Champlain Heights
Community Association
Rick Evans, Champlain Heights Community Association
Keith Jacobson, Killarney Community Centre Society
Lorna Gibbs, East Fraser Lands Committee
Karen Larcombe, South Vancouver Neighbourhood House
John Pollack, Seniors' Council, South Vancouver Neighbourhood
Sally Teich, East Fraser Lands Committee
Sharon Saunders, Chair, East Fraser Lands Committee
Ron Tucker, East Fraser Lands Committee
Catherine Thomas, East Fraser Lands Committee
Ann Svendsen, East Fraser Lands Committee
Mira Michalik
Arno Schortinghuis, Vancouver Area Cycling Coalition

Yrsa Jensen
Jerry Schmidt
Alycia Tan

A summary of comments provided by the foregoing speakers follows:

- the community input process has been very successful; the community and staff worked effectively together and achieved a product the community believes in, while also meeting the City's requirements;
- the community process should be used as a model for other projects;
- sustainability is key to future development and is one of the greatest achievements of the plan;
- suggestion was made to provide a pedestrian overpass for safe crossing of Marine Drive to access the East Fraser Lands community and waterfront;
- the westside had six seniors' centres and the eastside has none; south-east Vancouver needs a stand-alone seniors' centre; this should be incorporated into the plan as soon as possible;
- the plan now needs to become a reality; delivery of the plan is crucial;
- the area will be a self-contained community where people can live and work, provides pedestrian and bicycle facilities and waterfront access that can be used by everyone;
- transit is integral to a "pedestrians first" product; more transit is required in the area;
- increased density allowed for a good amenity package but density should not be increased any more;
- it was suggested that a community policing station be considered;
- there needs to be an appropriate balance of affordable housing.

Staff Closing Comments

Mr. Shillito concluded by noting the plan reflects a good balance of density of development, public amenities and sustainability measures and summarized the issues to be considered though the rezoning stages as follows:

- delivery of the public amenities and follow through of the ODP;
- early delivery of an elementary school;
- concerns regarding affordable housing;
- the needs of seniors need to be fully reflected in seniors' housing and a seniors' centre;
- potential for a pedestrian overpass should be considered.

Council Decision

MOVED by Councillor Deal

- A. THAT Council approve the proposed East Fraser Lands Official Development Plan (ODP), generally in accordance with Appendix A to Policy Report "East Fraser Lands Official Development Plan" dated October 10, 2006.

- B. THAT Council endorse the principle that all of the Development Cost Levies (DCLs) and Community Amenity Contributions (CACs) accruing to the City from the development be used as sources of funding for the public amenities contained within the proposed East Fraser Lands ODP.
- C. THAT Council direct staff to work with the Vancouver School Board and the project proponents as part of the first sub-area rezoning to explore mechanisms for the early delivery of the Elementary School at East Fraser Lands.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Deal

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 Anton

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 10:05 p.m.

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