



**CITY OF VANCOUVER**  
**SPECIAL COUNCIL MEETING MINUTES**  
**APRIL 17, 2007**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, April 17, 2007, 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, Official Development Plans and Sign By-laws.

**PRESENT:** Mayor Sam Sullivan  
Councillor Suzanne Anton  
Councillor Elizabeth Ball  
Councillor David Cadman  
Councillor Kim Capri  
\*Councillor George Chow  
Councillor Peter Ladner  
Councillor Raymond Louie  
\*Councillor Tim Stevenson

**ABSENT:** Councillor Heather Deal  
Councillor B.C. Lee (Sick Leave)

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

\*Denotes absence for a portion of the meeting.

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Ladner  
SECONDED by Councillor Anton

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

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

**1. TEXT AMENDMENT: Miscellaneous Text Amendments**

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

Summary: Miscellaneous amendments to the Zoning and Development By-law, CD-1 By-law No. 8536 for 801 West Georgia Street, the Downtown Official Development Plan, the Sign By-law, the Parking By-law and Liquor Store Guidelines. The amendments achieve the intent of earlier rezonings.

The Director of Planning recommended approval.

### Staff Comments

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

### Summary of Correspondence

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

### Speakers

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

### Council Decision

MOVED by Councillor Capri

- A. THAT the application by the Director of Planning to amend the Zoning and Development By-law, CD-1 By-law No. 8536, Downtown Official Development Plan, and Sign By-law for miscellaneous amendments generally as presented in Appendix A to Policy report "Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws, Downtown Official Development Plan, Sign By-law, and Parking By-law" dated February 27, 2007 be approved.
- B. THAT miscellaneous amendments to the Parking By-law and the Liquor Store Guidelines be approved, generally in accordance with Appendix B of the above noted Policy report; and

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary by-law for enactment.

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

## 2. TEXT AMENDMENT: Zoning and Development By-law (Definitions)

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

Summary: To amend the definitions in the Zoning and Development By-law, Downtown Official Development Plan and Downtown Eastside/Oppenheimer Official Development Plan to better reflect current business practices in the categories of: Fitness Centre, Health Care Office, Health Enhancement Centre, Barber Shop, Beauty and Wellness Centre, Personal Training Centre and to delete the land use term: Body Rub Parlour.

The Co-Directors of Development Services in consultation with the Director of Legal Services, the Chief License Inspector, the General Manager of Engineering Services, the Chief Building Official and the Director of Planning recommended approval.

## Staff Comments

Bill Boons, Co-Manager of Processing Centre - Development, Development Services, made a brief presentation and provided the rationale for the recommended removal of the term "body rub parlour" from the by-law. Mr. Boons further advised that after discussion with the registered speaker, staff would be prepared to sever this portion of the recommendation, if Council so directed following the hearing of delegations.

## Summary of Correspondence

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

## Speakers

The Mayor called for speakers for and against the application.

Sue Davis, BC Coalition of Experimental Women and Communities (BCCEC), (material filed), requested the term "body rub parlour" not be removed from the by-law, suggested the City engage in discussion with sex workers in future on such decisions, and requested Council demonstrate its commitment to both the safety of sex workers and the community by not limiting the opportunities to work safely.

## Council Decision

MOVED by Councillor Ladner

THAT the application by the Director of Planning to amend the Zoning and Development By-law to introduce new definitions for "Beauty and Wellness Centre" and "Personal Training Centre"; and amend the definitions for "Barber Shop", "Fitness Centre", "Health Enhancement Centre", and "Health Care Office", generally in accordance with Appendix A to Policy Report "Regulation and Service Improvements Affecting Small Businesses" dated February 13, 2007, as amended this day, be approved; and

FURTHER THAT Appendix A, be amended by removing all references to the deletion or changes to by-law references to "Body Rub Parlour".

CARRIED UNANIMOUSLY

### 3. TEXT AMENDMENT: 4255 Arbutus Street (Arbutus Village)

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

Summary: To amend the CD-1 bylaw to permit an Adult Day Care on the second floor of the shopping centre component.

The Director of Planning in consultation with the Director of Social Planning recommended approval.

### **Staff Comments**

Desiree Drewitt, Rezoning Planner, Rezoning Centre, was present to respond to questions.

### **Summary of Correspondence**

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

### **Speakers**

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

### **Council Decision**

MOVED by Councillor Anton

THAT the application by the Director of Planning to amend CD-1 By-law No. 4634 for 4255 Arbutus Street to add to the list of permitted uses in accordance with Appendix A to Policy report "CD-1 Text Amendment: 4255 Arbutus Street (Arbutus Village)" dated February 27, 2007 be approved.

CARRIED UNANIMOUSLY

#### **4. TEXT AMENDMENT: 51-85 & 199-215 West 1st Avenue, 1599-1651 Ontario Street, and 1598-1650 Columbia Street (Olympic Village - Southeast False Creek)**

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

Summary: To amend the Olympic Village CD-1 to remove the 2% limit on passive design exclusions allowing for more sustainable features to be incorporated in the residential buildings which will serve initially as accommodation for 2010 athletes and officials.

The Director of Planning recommended approval.

### **Staff Comments**

Michael Naylor, Rezoning Planner, Rezoning Centre, made a brief presentation, and along with Karis Heibert, Planner, Current Planning, responded to concerns raised by Council members regarding the potential abuse of balcony space to create additional rooms.

### **Summary of Correspondence**

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

## Speakers

The Mayor called for speakers for and against the application.

Ron Bain, Chair, Southeast False Creek Stewardship Group, spoke in support of the text amendment, noted the benefit of passive solar devices, and requested staff consider this a guideline to be incorporated into the City's overall building strategy in future.

Leslie Stern, Affordable Housing, suggested the increased bulk and living space achieved by the added capacity, if approved, be used for affordable housing to achieve a better social mix and allow people to live and work in the same neighbourhood. Ms. Stern also suggested monies from amenity contributions be put toward the design of park space.

## Council Decision

MOVED by Councillor Capri

THAT, the application by the Director of Planning to amend CD-1 By-law No. 9454 generally in accordance with Appendix A to Policy report "CD-1 Text Amendment – 51-85 and 199-215 West 1st Avenue, 1599 -1651 Ontario Street and 1598 -1650 Columbia Street (Olympic Village site)" dated January 30, 2007 be approved.

CARRIED UNANIMOUSLY

### 5. TEXT AMENDMENT: 1598 Columbia Street (Olympic Village - Parcel 4)

An application by Nick Milkovich Architects Inc. was considered as follows:

Summary: To amend the Olympic Village CD-1 to increase the permitted building height from 30.0 m to 40.5 m (98 ft. to 133 ft.) allowing a better form of development for this waterfront parcel.

The Director of Planning recommended approval.

Also before Council was the following:

- Memorandum dated April 12, 2007, from M. Naylor, Rezoning Planner, which submitted a further recommendation as noted below:

THAT Council accept the offer from Millennium Southeast False Creek Properties Ltd. to make an amenity contribution of \$225,000 to be put toward the cost to design and develop a triangle open space along the Southeast False Creek waterfront, and that receipt of payment of the contribution be secured prior to enactment of the by-law to amend the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

### Staff Opening Comments

Michael Naylor, Rezoning Planner, Rezoning Centre, provided an overview of the application and drew Council's attention to the recommendation contained in the above-referenced memorandum.

### Summary of Correspondence

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

### Speakers

The Mayor called for speakers for and against the application.

The following raised concerns related to the Community Demonstration Garden portion of the development:

Elaine Stevens, member, Southeast False Creek Stewardship Group  
Ron Bain, Chair, Southeast False Creek Stewardship Group (material filed)  
Leslie Stern, Affordable Housing

Points raised included:

- restore the relationship of the Garden and the Community Centre intended in the ODP;
- provide the Garden access to sun, particularly morning sun which is critical to growing food;
- protect the Garden from extreme exposure to winds;
- place the Garden in parkland on a site that is closer to the public greenway and Science World so it will be seen by more visitors;
- the original vision for this area was a mix of incomes and demonstrating sustainability for the entire city; and
- authorize City staff to carry out reassessment for both locations together with the SEFC Stewardship Group and the gardening community stakeholders in the spirit of the work initiated in "Designing Urban Agriculture Opportunities."

### Applicant Comments

In response to questions from Council related to the space between the two buildings, Nick Milkovich, Nick Milkovich Architects Inc., advised it is not the intent to gate the development on the south side and noted rest areas are provided at either end of the proposed water features.

### Staff Closing Comments

In response to questions from Council, Jody Andrews, Project Manager, Southeast False Creek and Olympic Village, Karis Heibert, Senior Planner, South East False Creek (shadow study material distributed at meeting and on file), Trish French, Assistant Director, Central Area Planning, and Vicki Morris, Senior Social Planner, provided comments in regard to issues

raised by the foregoing speakers and provided the rationale for continuing with excavation for the garden at its present location.

Mr. Andrews recommended staff continue discussions with representatives from the SEFC Stewardship Group and the gardening community, while monitoring this garden, which will provide detailed operating experience in preparation for future garden plans in Area 3a.

### Council Decision

MOVED by Councillor Ladner

- A. THAT the application by Nick Milkovich Architects Inc. on behalf of Millennium Southeast False Creek Properties Ltd. and the City of Vancouver to amend CD-1 By-law No. 9454 to increase the maximum building height for 1598 Columbia Street, generally in accordance with Appendix A to Policy report "CD-1 Text Amendment - 1598 Columbia Street (Parcel 4 of Olympic Village site)" dated March 2, 2007 be approved.
- B. THAT the consequential amendment to the Southeast False Creek Official Development Plan (SEFC ODP) generally as presented in Appendix B of the above noted report be approved.
- C. THAT a revised form of development for Parcel 4 of Olympic Village (1598 Columbia Street) be approved by Council in principle, generally as shown in Appendix C of the above-noted report and in posted drawings prepared by Nick Milkovich Architects Inc., 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.
- D. THAT prior to final approval by Council of the form of development for Parcel 4, the applicant shall obtain approval of a development application by the Director of Planning, or Development Permit Board.
- E. THAT Council accept the offer from Millennium Southeast False Creek Properties Ltd. to make an amenity contribution of \$225,000 to be put toward the cost to design and develop a triangle open space along the Southeast False Creek waterfront, and that receipt of payment of the contribution be secured prior to enactment of the by-law to amend the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

CARRIED UNANIMOUSLY

### 6. REZONING: 5429-5439 Willow Street

An application by Stuart Howard Architects Inc. was considered as follows:

Summary: To rezone the site from RS-1 (single family residential) to CD-1 (Comprehensive Development) to permit a 10-unit townhouse development.

The Director of Planning recommended approval.

### **Staff Comments**

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

### **Applicant Comments**

In response to questions from Council, Stuart Howard, Stuart Howard Architects Inc. advised it was not the intent of this development to offer stacked rental units, which prove difficult to accomplish in ground-oriented townhomes due to sound and privacy issues.

### **Summary of Correspondence**

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

### **Speakers**

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

### **Council Decision**

MOVED by Councillor Stevenson

THAT the application by Stuart Howard Architects Inc. on behalf of Atelier Land to rezone 5429-5439 Willow Street (Lots 2 & 3, Block 867, District Lot 526, Plan 8454) from RS-1 to CD-1, to permit Multiple Dwelling use consisting of 10 townhouses at a floor space ratio of 1.0, generally as represented in Appendix A to Policy Report "CD-1 Rezoning - 5429-5439 Willow Street" dated February 22, 2007, be approved subject to the following conditions:

### **FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Stuart Howard Architects Inc., and stamped "Received by the City Planning Department", December 5, 2006 and January 7, 2007, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to, among other things, the following:

#### **Design Development:**

- (i) Design development to the building materiality, increasing substantially the amount of brick masonry on the building exterior.



Note to Applicant: The amount of brick masonry as indicated on the drawings is considerably less than what was earlier proposed. The applicant is advised that brick should be the predominate material, covering approximately two-thirds of the exterior walls. All building elevations should have a similar and consistent treatment, with equal amounts of brick on all building faces. Consider cladding the gable ends with brick as originally proposed.

- (ii) Clarification on the drawings that the proposed horizontal siding is either wood or a cementitious product with a true dimensional thickness.

Note to Applicant: The proposed building material should be of a traditional high quality and long lasting. All building elevations should have a consistent treatment.

- (iii) Design development to the building massing, removing the continuous planter box, street elevation.

Note to Applicant: Consider an alternative horizontal element(s) that is lighter and less boxy in appearance, while preserving the individual identity and vertical separation of the townhouse form.

- (iv) Design development to provide an entry canopy over all main dwelling unit entries.
- (v) Design development to improve pedestrian access to and from the lane.

Note to Applicant: Pedestrian access to and from the lane needs to be considered for recycling and garbage and pedestrian movement along the lane. Consider dividing the gate into two smaller leaves, noting that doors and gates need to swing in the direction of exiting.

- (vi) Design development to the parking, removing all unenclosed surface parking, which includes the two visitor parking spaces at grade, and providing more private outdoor amenity space and landscaping.

Note to Applicant: At grade parking is supported provided that parking spaces are enclosed within a dwelling unit and there is only one parking space per dwelling unit. Parking at grade exceeding more than one parking space per dwelling unit is not supported.

- (vii) Design development to enlarge the area of private open space for all dwelling units and further enhancement of the shared common outdoor space.

Note to Applicant: Roof decks are supported providing they do not create overlook conditions on neighbouring properties and not visible from the street. Roof decks should be modest in size and well screened with planting. Increase the size and depth of balconies where possible. Expand the common outdoor amenity space by reducing the private outdoor space of the two end rear units,

providing bench seating and other landscape amenity features as may be appropriate.

CPTED (Crime Prevention through Environmental Design):

(viii) Design development to take into consideration the principles of CPTED.

Landscape:

(ix) Further design development to the private and common outdoor space in the rear yard.

Note to Applicant: The detail design of these spaces differs as illustrated on the Landscape Plan and Site Plan. Adjust the layout of the private outdoor spaces to accommodate a secure common green space to connect with the lane. Replace the visitor parking spaces with green landscaped areas for common use. Refer to Design comment above.

(x) Provide additional tree planting in the front yard (illustrated on the Landscape Plan).

Note to Applicant: Locate a new tree beside the pedestrian walkway at the south end of the site. New trees should be planted at 6 cm calliper for deciduous trees and 3.5 m high for evergreens, as per the Private Property Tree By-law.

(xi) Provide night-lighting within the common courtyard area (illustrated on the Landscape Plan).

(xii) Provide a legal survey illustrating the following information:

- existing trees 20 cm calliper 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.

(xiii) Provide at the development permit stage a full Landscape Plan illustrating proposed plant materials (common and botanical names), including sizes and quantities, paving, walls, fences, and other landscape elements including site grading. The Landscape Plan should include notation to confirm all existing trees to be removed and retained on the development site, on the adjacent boulevard, and within 6 feet of the property line on neighbouring properties.

(xiv) Provide a report written by an ISA Certified Arborist confirming that all neighbouring trees will be protected.

Note to Applicant: Site visit revealed that there are neighbouring trees bordering the south and north property lines that will need to be considered for

protection during construction. The trees include an evergreen hedge bordering the north property line and as well, evergreen trees bordering the south property line. There may be a conflict between constructing the proposed brick fence and preserving the hedge and trees.

- (xv) Provide section details at a minimum scale of  $\frac{1}{4}'' = 1'-0''$  scale to illustrate proposed landscape elements including planters, paving, benches, fences/gates, arbours and trellises, posts, and walls. Planter section details should confirm depth of proposed planting on structures.
- (xvi) Clarification of the proposed paving in the autocourt on the Landscape and Site plans.

Note to Applicant: The use of permeable concrete paving is encouraged. Sections with widely-spaced pavers should be spaced at a maximum of 2" to ensure stability of the drive surface. Provide section details at  $\frac{1}{4}'' = 1'-0''$  scale.

- (xvii) Provide a high-efficiency irrigation system in all landscaped common areas and hose bibs in all private landscaped patio areas (illustrated on the Landscape Plan).
- (xviii) Provide planting on the back boulevard (City property) to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The planting strip should be comprised of a layered, low planting, mature height and width not to exceed 3'-0" foot by 3'-0" with a minimum of 1'-0" lawn strip adjacent to the public sidewalk, as outlined in the COV policy for Special City Boulevard Planting.

- (xix) Provide protection for the proposed lane edge tree plantings.

Note to Applicant: Consider providing a raised curb edge with a minimum height of 6", bordering the plantings in the landscape setback at the lane as protection from moving vehicles. Curb should be located on private property. Provide a site specific elevation detail at  $\frac{1}{4}'' = 1'-0''$  scale.

- (xx) Provide notation on the Landscape Plan to read:
  - For new street tree planting: "Final species, quantity and spacing to the approval of the General Manager of Engineering Services and Park Board. Contact Eileen Curran, phone: 604.871.6131, Engineering Services about street tree spacing and quantity. Contact Bill Stephen, ph: 604.257.8587, Park Board about tree species".
  - For City tree removal: "City tree removal with permission of the General Manager of Engineering Service".
- (xxi) Provide dimensioned tree protection barriers (illustrated on the Landscape Plan) around the retained street trees and neighbouring trees located within

2 m of the property line adjacent to the development site, as per COV Guidelines.

#### AGREEMENTS

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:
  - (i) Provide to the Director of Legal Services a title charge summary in accordance with her specifications.
  - (ii) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
    - (1) Consolidation of Lots 2 and 3, Block 867, District Lot 526, Plan 8454.
    - (2) 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.

CARRIED UNANIMOUSLY

#### 7. REZONING: 5909-5989 Oak Street

An application by Stuart Howard Architects Inc. was considered as follows:

Summary: To rezone the site from RS-1 (single family residential) to CD-1 (Comprehensive Development) to permit a 31-unit townhouse development.

The Director of Planning recommended approval.

#### Staff Comments

Michael Naylor, Rezoning Planner, Rezoning Centre, made a brief presentation and advised he had spoken with a local resident who had expressed concern with increased traffic in the lane adjacent the park behind the development. Mr. Naylor suggested this issue can be brought forward at the Development Permit Stage and noted the applicant is aware of this concern.

#### Applicant Comments

Stuart Howard, Stuart Howard Architects Inc., was present to respond to questions.

## Summary of Correspondence

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

## Speakers

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

## Council Decision

MOVED by Councillor Ball

THAT the application by Stuart Howard Architects Inc. on behalf of the Eden Group of Companies to rezone 5909-5989 Oak Street (Lots 1 to 5, Block 1014, District Lot 526, Plan 7502) from RS-1 to CD-1, to permit Multiple Dwelling use consisting of 31 townhouses at a floor space ratio of 1.0, generally as represented in Appendix A to Policy Report "CD-1 Rezoning - 5909-5989 Oak Street" dated February 21, 2007, be approved subject to the following conditions:

### FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Stuart Howard Architects Inc., and stamped "Received by the City Planning Department", September 29, 2006 and November 24, 2006, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to, among other things, the following:

Design Development:

- (i) Clarification on the drawings, indicating the materiality.

Note to Applicant: The base treatment should be predominately brick as suggested on the presentation drawings and consistently applied to all building elevations. Siding where it might occur should have a dimensional thickness similar to wood siding.

- (ii) Design development to improve the public realm interface along Oak Street, providing a second inner row of trees inside the property line.

Note to Applicant: A second row of trees is to be located inside the property line, providing a three foot clear width. Consider realigning entry stairs perpendicular to the main entry doors to achieve sufficient spacing for trees.

- (iii) Design development to the lane edge conditions, providing a layered landscape border and improving the orientation and visual connections of the rear facing townhouses towards the lane and the park.

Note to Applicant: Provide at the lane edge a three foot landscape setback with a raised curb edge, a continuous row of trees and low level pedestrian lighting. Fences should be located inside, to the east of the landscaped setback, with gated entries and specialty paving. The width of the inner courtyard may be reduced slightly to achieve these objectives.

- (iv) Design development to enclose and cover all open exit stairs to the parking structure, integrating with the architecture.

Note to Applicant: Stair enclosures should be consistent with the architectural material and detail expression.

- (v) Design development to improve dwelling unit identity through minor variations in architectural detailing.

Note to Applicant: Provide small differences in detailing at entries, porches etc. that distinguish and define dwelling unit individuality.

- (vi) Design development to the landscape courtyard, creating areas of special interest and focus, providing more variety and opportunities for social interaction.

Note to Applicant: The trellis element should be broken up into smaller, less continuous sections, allowing for more openness and views to the sky. Provide areas of special focus with bench seating and a water feature.

- (vii) Design development to the common amenity room, providing detailed floor plans.

Note to Applicant: The space should provide a small kitchen, washroom, storage, and gathering space. Consideration should be given to provide a fireplace.

- (viii) Clarification on the drawings, identifying all rooms and interior spaces.

Note to Applicant: Rooms in parking structure have not been identified.

CPTED (Crime Prevention through Environmental Design):

- (ix) Design Development to take into consideration the principles of CPTED.

Landscape:

- (x) Design development to provide a layered planting strip within the back boulevard (between the sidewalk and the property line) along Oak Street and West 43rd Avenue.

Note to Applicant: The planting strip should be comprised of a layered low planting, mature height and width not to exceed three foot by three foot, with a minimum one foot lawn strip adjacent to the public sidewalk, to the satisfaction of the General Manager of Engineering Services.

- (xi) Provision of a high-efficiency irrigation system in all landscape common areas and hose bibs in all private landscaped patio areas (to be illustrated on the Landscape Plan).
- (xii) Provision of night-lighting within the common courtyard area (to be illustrated on the Landscape Plan).
- (xiii) Provide a legal survey illustrating the following information:
  - existing trees 20 cm calliper 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.
- (xiv) Provide at the development permit stage a full Landscape Plan illustrating proposed plant materials (common and botanical names), including sizes and quantities, paving, walls, fences, and other landscape elements including site grading. The Landscape Plan should include notation to confirm all existing trees to be removed and an outline of the proposed underground parking garage.
- (xv) Provision of section details at a minimum scale of ¼"=1'-0"scale to illustrate proposed landscape elements including planters on building structures, benches, fences/gates, arbours and trellises, posts and walls, and water feature. Planter section details should confirm depth of proposed planting on structures.
- (xvi) Provision of notation on the Landscape Plan to read:
  - For new street tree planting: "Final species, quantity and spacing to the approval of the General Manager of Engineering Services and Park Board. Contact Eileen Curran, ph: 604.871.6131, Engineering Services about street tree spacing and quantity. Contact Bill Stephen, Phone: 604 257.8587, Park Board about tree species".
  - For City tree removal: "City tree removal with permission of the General Manager of Engineering Service".

## AGREEMENTS

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

- (i) Provide to the Director of Legal Services a title charge summary in accordance with her specifications.
- (ii) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
  - (1) Consolidation of Lots 1 to 5, Block 1014, District Lot 526, Plan 7502.
  - (2) Paving of the lane west of Oak Street from West 43<sup>rd</sup> Avenue south, adjacent the site.
  - (3) Installation of a concrete lane entrance/pedestrian crossing at the lane entry on West 43<sup>rd</sup> Avenue.
  - (4) Installation of street trees adjacent the site where space permits.
  - (5) 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.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Chow

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Anton

SECONDED by Councillor Stevenson

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



**BY-LAWS**

MOVED by Councillor Chow  
SECONDED by Councillor Ball

THAT Council enact the by-law listed on the agenda for this meeting as number 1 and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

1. A By-law to amend CD-1 By-law No. 9454 re the Olympic Village (re 51, 85, 199 and 215 West 1st Avenue, 1599 and 1651 Ontario Street, 1598 and 1650 Columbia Street) (By-law No. 9465)

The Special Council adjourned at 9:10 p.m.

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