



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

MAY 15, 17 AND 24, 2007

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 15, 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 By-law and Official Development Plan. Subsequently, the meeting was recessed and reconvened on Thursday, May 17, and Thursday, May 24, 2007, at 7:30 p.m. in the Council Chamber. The Minutes have been consolidated for ease of reference.

May 15, 2007

PRESENT: Mayor Sam Sullivan
Councillor Suzanne Anton
Councillor Elizabeth Ball
Councillor Kim Capri
Councillor George Chow
Councillor Heather Deal
Councillor Peter Ladner
Councillor B.C. Lee
Councillor Raymond Louie

ABSENT: Councillor David Cadman (Leave of Absence - Civic Business)
Councillor Tim Stevenson

CITY CLERK'S OFFICE: Tina Hildebrandt, Meeting Coordinator

May 17, 2007

PRESENT: Mayor Sam Sullivan
Councillor Suzanne Anton
Councillor Elizabeth Ball
Councillor Kim Capri
Councillor George Chow
Councillor Heather Deal
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Stevenson

ABSENT: Councillor David Cadman (Leave of Absence - Civic Business)
Councillor B.C. Lee

CITY CLERK'S OFFICE: Tina Hildebrandt, Meeting Coordinator

May 24, 2007

PRESENT: Mayor Sam Sullivan
Councillor Suzanne Anton
Councillor Elizabeth Ball
Councillor David Cadman (*Ineligible to vote - Observe only*)
Councillor Kim Capri
Councillor George Chow
Councillor Heather Deal
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Stevenson

ABSENT: Councillor B.C. Lee

CITY CLERK'S OFFICE: Tina Hildebrandt, Meeting Coordinator

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 By-law and Official Development Plan.

CARRIED UNANIMOUSLY

MOVED by Councillor Capri

THAT Council refer Item 2 of this Agenda "*OFFICIAL DEVELOPMENT PLAN: Protection of Rental Housing Stock: Rate of Change Regulations*" to Thursday, May 17, 2007, at 7:30 p.m., in the Council Chamber.

CARRIED UNANIMOUSLY

1. CD-1 REZONING: 5475 Dunbar Street & 3625-3641 West 39th Avenue

An application by Robert Cadez, Formwerks Architectural Inc., was considered as follows:

Summary: To rezone the site from RS-5 (single family residential) to CD-1 (Comprehensive Development) to allow the development of a 10-unit rowhouse, a 4-unit multiple dwelling and an infill two-family dwelling under the Neighbourhood Housing Demonstration Project Program at a floor space ratio of 1.1 FSR.

The Director of Planning, in consultation with the Director of the Housing Centre and the Director of Real Estate Services recommended approval, subject to the conditions set out in the agenda of the Public Hearing.

Staff Comments

Brent Toderian, Director of Planning, provided an overview of the application, noting this kind of housing form represents a Neighbourhood Housing Demonstration Project under the Dunbar Community Vision which is the first of its kind in the neighbourhood. He added this proposal introduces a variety of new housing options, choices and improved affordability. He also briefly reviewed public consultation and related Council policy.

Joanne Baxter, Rezoning Planner, Rezoning Centre, provided a more detailed summary of the application which included a description of the site, the type of housing form proposed, design and sustainability measures. She also reviewed existing zoning and public consultation, noting there were some concerns expressed by area residents related to the project scale, affordability and the location of part of the project which faces West 39th Avenue and that these concerns were addressed. In conclusion, Ms. Baxter advised that staff feel this rezoning application has met the criteria for a Neighbourhood Housing Demonstration Project as it has received a degree of neighbourhood support, conforms to Council policy, and offers a variety of housing which is close to transit, the Dunbar shopping district, parks and community centres.

Applicant Comments

Howard Airey, President, Formwerks, introduced Robert Cadez, Taylor Johnson and Angela Patterson, Formwerks, and Gerry Eckford, Eckford and Associates, who were present to respond to questions. Mr. Airey gave a presentation on the proposal which included a description of the site and development goals. He also reviewed public consultation, noting that out of the four options proposed, option four (row houses on Dunbar Street) received overwhelming support. In conclusion, Mr. Airey advised that should this proposal be realized, it will give the City and community a chance to test the spirit and goals that were set out in the Dunbar Community Vision plan.

Summary of Correspondence

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

- Two emails and two letters expressing opposition to the application; and
- Five emails and three letters expressing support for the application.

Speakers

Mayor Sullivan called for speakers for and against the application.

The following expressed concerns and/or spoke in opposition to the application:

Peter Sven
Brian Roche
Elizabeth Austrom
John Hungerford
Colin Gray, Dunbar Vision Implementation Committee
Mike Adlem
Sid Austrom
S.A. De Lilio Rymza
Ingrid Pollak
Dah-Ching Chuang
Henry Wrinch
Peter Carpenter
Sheila Maurer
Frank Maurer
Patience Silbernagel
Terry Slack
William Tong
Debbie Stein

Comments provided by the foregoing speakers included the following:

- do not object to the rowhouses facing Dunbar Street, but concerned with the infill dwellings facing the lane and the rowhouses facing West 39th Avenue;
- this proposal does not meet the Dunbar Community Vision plan and ask that Council abide by this directive, reject the proposal in its current configuration, and request it be reduced in scale;
- this project has not met the criteria of affordability and neighbourhood support; to say there is a degree of support is laughable - a review of the entire public consultation process is needed;
- concerned about the increased traffic and congestion in the lane where kids play;
- the project is too big with too many units and if this area becomes overdeveloped it will create further traffic-related issues;
- not against density or a new style of housing but request these rowhouses be reasonable in size and exclude the third lot on West 39th Avenue;
- worked with Planning staff for two years on visioning for Dunbar but this project does not reflect the community's comments; and
- opposed to this proposal because there are no commercial components; Dunbar Street is dead because there are so many residential properties and request this project be referred back to Planning staff to develop a more comprehensive plan.

The following spoke in favour of the application:

George Pinch
Johanna Gerber
Eric Fefer
John Ritchie

Caroline Lohrisen
Ed Taylor
Helen Finley
Art Cowie

Comments provided by the foregoing speakers included the following:

- strongly in favour of this project as it looks better than the condos and apartment buildings in the area, represents densification, will have generous green space and be more affordable than a single-family house;
- this project will give the community more options - have seen neighbours leave the area because there are no townhouses;
- this area needs different types of housing forms, currently there are too many concrete highrises;
- have seen the population grow in the last 10 years and this project represents a beautiful method of densification; and
- this application should be supported because it is a good design and Dunbar will show the way for other areas in the city; this part of Dunbar Street needs improvement.

Mike St. Yves spoke in general support of the application, in particular the rowhouses on Dunbar Street, but expressed concern with regard to the applicant buying the third lot on West 39th Avenue and urged Council to reiterate its support for the Dunbar Community Vision plan.

Jane Garland provided general comments with regard to the application, noting there are two issues that Council must consider, the first being the issue of a plan that many have said is quite beautiful and the other being the Dunbar visioning process.

During the hearing of speakers, Mr. Toderian and Ms. Baxter, together with Jerry Evans, Property Development Officer - Real Estate Services, and Paul Pinsker, Engineer - Parking Management, responded to questions regarding concerns raised in relation to the Dunbar Community Vision plan and public consultation as well as potential impacts to the bike route.

Council Decision

MOVED by Councillor Anton

- A. THAT the application by Robert Cadez of Formwerks Architectural Inc. to rezone 5475 Dunbar Street, 3625 and 3641 West 39th Avenue (the East 55 feet of Lot 5, the West 55 feet of Lot 6 and Lot 6, except the east 7 feet now road, all of Block 15, D.L. 2027, Plan 5043) from RS-5 to CD-1 to permit a 10-unit rowhouse, a 4-unit multiple dwelling and an infill two-family dwelling under the Neighbourhood Housing Demonstration Project Program at a floor space ratio of 1.1, generally as represented in Appendix A to Policy Report "CD-1 Rezoning - 5475 Dunbar Street, 3625 and 3641 West 39th Avenue" dated March 27, 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 Formwerks Architectural Inc. and stamped "Received City Planning Department, June 30, 2006 and revised March 1, 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 the following:

Design Development

- (i) design development to enclose and combine exit stairs with the building structure and to relocate stair exit from the front property line and main pedestrian entry along West 39th Avenue;

(Note to Applicant: Open stair wells to the underground parking are not supported. Consider a second means of egress via the parking ramp, possibly eliminating one of the two exit stairs).
- (ii) design development to the south yard setback at West 39th Avenue of the southeast dwelling unit, increasing the yard setback by a minimum of one foot;

(Note to Applicant: A more compatible yard setback along West 39th Avenue between the proposed four-plex and the rowhouses is sought).
- (iii) design development to re-align the pedestrian pathway to provide a minimum three foot clearance along the east elevation of the four-plex;

(Note to Applicant: Provide landscaping between the pathway and the four-plex).
- (iv) Design development to minimize the size and visibility of the parking ramp as seen from the neighbour;

(Note to Applicant: Provide detail sections of the ramp slope and at the property line indicating maximum permitted slope and minimum required height clearances. Parking ramp should be well integrated with the landscaping and screened at the side yard [see also condition (b)(v)].
- (v) design development to provide a detailed landscape plan, with particular regard to side yard conditions and maintaining privacy between neighbours;

(Note to Applicant: Landscaping along the west side yard should be layered and densely planted to provide screening between neighbours).

Provide a strongly defined landscaped edge for the rear patios of the rowhouses immediately adjacent to the pedestrian entry and path off of West 39th Avenue).

- (vi) design development for the provision of a corner bulge, adjacent to the corner of Dunbar Street and West 39th Avenue, to the satisfaction of the General Manager of Engineering Services;
- (vii) design development to ensure that guest parking at a minimum of 4 visitor (Class B) bicycle spaces is provided in a convenient, visible location;
- (viii) provide clarification on the drawings, indicating the location of the windows of the adjacent building on the west side elevation of the proposed four-plex;

(Note to Applicant: Windows should not have direct overlook with neighbours).
- (ix) submit an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigating measures.

Landscape

- (x) design development to retain existing trees as a visual amenity for the neighbourhood wherever possible;

(Note to Applicant: if retention is not possible, a written rationale is to be provided outlining reasons for removal).
- (xi) provide replacement trees to replace trees removed for development;
- (xii) provide an ISA Certified Arborist written assessment of all existing site trees and neighbouring trees located within 2 m (6.6 ft.) of the development site. The report should include reasons for removal of trees and the arboricultural measures required for the safe retention of site trees and neighbouring trees during and following construction;
- (xiii) provide gated front yards;
- (xiv) provide a legal survey illustrating existing trees 20 cm calliper or greater on the development site, 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;
- (xv) provide, at the development permit stage, full Landscape Plan illustrating proposed plant materials (common and botanical names), including size and quantities, paving, walls, fences and other landscape elements including site grading;

- (xvi) provide a Tree Management Plan clearly illustrating all existing trees to be removed and retained, including dimensioned tree protection barriers around all existing trees 20 cm calliper or greater located within 2 m (6.6 ft.) of the property line and around all existing street trees located adjacent to the development site as per City guidelines;
- (xvii) provide written permission from the neighbour confirming agreement on the removal of any jointly owned property line trees in conflict with proposed construction;
- (xviii) obtain permission from the General Manager of Engineering Services for the removal of City-owned trees and for new planting on City property.

(Note to Applicant: For further information, contact Kevin Cavell, Streets Engineering at 604.873.7773);

- (xix) provide a high efficiency irrigation system in all landscape common areas and hose bibs in all private landscaped patio areas;
- (xx) provide 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;
- (xxi) provide on the Landscape Plan an outline of the proposed parking garage; and
- (xxii) provide a notation on the Landscape Plan confirming the provision of night lighting.

Crime Prevention through Environmental Design (CPTED)

- (xxiii) design development to take into consideration the principles of CPTED having particular regard for:
 - theft in the underground by relocating and re-orienting exit stairs with full enclosure at ground level; and
 - cutting through the site by providing definition at the street and lane setbacks.

AGREEMENTS

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall:
 - (i) consolidate the East 55 feet of Lot 5, the West 55 feet of Lot 6 and Lot 6, except the east 7 feet now road, all of Block 15, D.L. 2027, Plan 5043;

- (ii) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the provision of standard public sidewalks on Dunbar Street and West 39th Avenue, adjacent to the site;

(Note to Applicant: 1.8 m (5.9 ft.) wide sidewalks are the current standard.)
- (iii) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the provision of a standard concrete lane crossing at the lane south of West 38th Avenue on the west side of Dunbar Street, adjacent to the site;
- (iv) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the provision of standard curb ramps at the corner of West 39th Avenue and Dunbar Street;
- (v) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the provision of street trees adjacent to the site, where space permits;
- (vi) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the 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; and
- (vii) make arrangements, to the satisfaction of the Director of Legal Services for a voluntary cash contribution of \$210,000 to the Affordable Housing Fund.

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 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.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary and in a form satisfactory to the Director of Legal Services.

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

- B. THAT, the Subdivision By-law be amended as set out in Appendix B to Policy Report "CD-1 Rezoning - 5475 Dunbar Street, 3625 and 3641 West 39th Avenue" dated March 27, 2007; and

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the Zoning By-law.

CARRIED UNANIMOUSLY

2. OFFICIAL DEVELOPMENT PLAN: Protection of Rental Housing Stock: Rate of Change Regulations

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

Summary: To adopt an Official Development Plan and amend the Zoning and Development By-law to protect rental housing in the RM, FM and CD-1 districts in the city.

The Director of Housing Centre, in consultation with the Director of Planning, Co-Director of Development Services, and Director of Legal Services, recommended approval.

Staff Comments

Rob Whitlock, Senior Planner, Housing Centre, introduced Brent Toderian, Director of Planning, Cameron Gray, Director - Housing Centre, and Rick Scobie, Co-Director of Development Services, who were available to respond to questions.

Mr. Whitlock provided a background on the existing Rate of Change Policy, described the rationale for staff's recommendations and reviewed issues involved with the process. He also referred Council to a Memorandum dated May 15, 2007 (corrected May 23, 2007) (*on file*), concerning the Introduction of an Effective Date for Enactment (Protection of Rental Housing Stock: Rate of Change Regulations) in which he reviewed the status of development applications in process and recommended that if Council should approve the recommendations related to this item and proceed with the enactment of the by-law provisions following the Public Hearing, these provisions should have an effective date of July 16, 2007.

Mr. Toderian provided a brief update on the relationship between the Rate of Change and EcoDensity initiatives.

Mr. Scobie responded to a question concerning the enactment date for the by-laws and related impacts on the development applications in process.

Summary of Correspondence

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

- Six letters expressing opposition to the application; and
- Ten emails and three letters expressing support for the application.

Speakers

Mayor Sullivan called for speakers for and against the application.

The following expressed concerns and/or spoke in opposition to the application:

Jan Robinson, BC Apartment Owners and Managers Association (*brief on file*)
Ward McAllister, Urban Development Institute
Tony Letvinchuk, Macdonald Commercial
Judy Lakos, Nystar Development Corporation Ltd.
David Goodman
Hugh Maddin
Mark Lui
Stuart Howard

Comments provided by the foregoing speakers included the following:

- opposed to this regulation because it will erode property values; long-term planning is needed to solve this issue and suggest Council delay its decision and look at all tools available;
- extremely disappointed that no consultation with industry representatives took place on this matter and do not believe Council should proceed with this proposal but rather conduct an overall study with more consultation over the next few months;
- while this initiative seems to preserve rental accommodation, it will do just the opposite by preserving inefficient buildings and limiting the new supply of rental stock thus creating more hardships for tenants in the future;
- this proposed moratorium is a draconian measure that will negatively impact tenants, condo buyers and investors who will be the unintended victims due to sharply reduced quality and supply as well as much higher rents and condo prices; and
- don't cut off the rental supply but rather encourage new rental supply; suggest increasing the FSR in RM zones to 3 or 4 and remove height restrictions.

The following spoke in favour of the application:

Gregor Robertson, MLA - Vancouver/Fairview
Martha Lewis, TRAC Tenant Resource & Advisory Centre
Aaron Jasper, West End Residents Association
Sue Fenyvesi, Fairview Renters Association
Dayna Sykes
James O'Neill

Janine Fuller
Sharon Isaak
Aerlyn Weissman
Brian Seidman
Randal Garrison
Ned Jacobs, Community Advocates for Little Mountain (CALM) (*brief on file*)
Ingrid Steenhuisen
Leslie Stern, Lower Mainland Network for Affordable Housing
Adriane Carr, Green Party of Canada
Darren Kitchen, Co-op Housing Federation BC
Sharon Hammond
Brent Granby, City Wide Housing Coalition
David Eby, Pivot Legal Society
Alison Emond, Broadway Youth Resource Centre
Ralph Auer
Shane Simpson, MLA - Vancouver/Hastings
Stephen Gray, First United Church
Wendy Pedersen, Carnegie Community Action Project
Ian Marcuse
Barbara Bacon, Housing Foundation
Margaret Condon, SPARC BC
Bharbara Gudmundson
Sister Elizabeth Kelliher
Marina Elger
Maggie Geiser, City Wide Housing Coalition

Comments provided by the foregoing speakers included the following:

- nobody disputes the housing crises in this city, from deplorable homelessness to skyrocketing housing prices, and this crises is bearing down on the city's renters; strongly urge Council to approve this intelligent plan of action;
- fully endorse the recommendations in staff's report but there is still a need to advocate for Federal and Provincial governments to build more social housing;
- concerned by the number of older style rentals being demolished for condos;
- there is such a short supply of rental accommodation that citizens are forced to compete and the housing market is unaffordable;
- put it to Council to make some brave decisions - Vancouver has a diversity that is phenomenal and it is the renters that hold this city up;
- this report is seen as an important piece to maintain the vital rental housing stock that so many citizens rely on; the profile of renters is the ability to live, work and play in dynamic neighbourhoods;
- renting creates a vibrant city where people can walk and cycle to work; urge Council strongly consider preserving the existing community because if it is destroyed and there's ever an attempt to reproduce it, it would be so incredibly expensive and probably wouldn't come out as good as it is now;
- urge Council to adopt staff's recommendations and add one as a role for the City of Vancouver as an advocate to make sure 2000 units of non-market housing are built annually in this city;

- recommend Council amend the proposed by-law to require phased redevelopment when sites containing multiple buildings with rental suites are demolished and redeveloped at significantly higher densities;
- it is clear affordable rental housing is diminishing and this issue needs to be emphasized with senior levels of government; consider sufficient resources are in place to allow staff to report back earlier than December 31, 2009;
- staff's report confirms that renters are being squeezed out of the rental market - if middle-income earners can't afford to live here, how can single mothers or seniors?;
- we are all part of the solution to homelessness; it is disturbing to hear from visiting youth about the level of homelessness in this city;
- urge Council to put pressure on the Provincial government to raise the minimum wage - renters' incomes can barely manage to keep up with inflation; don't see why landlords need to build new structures only to rent them out at higher prices;
- First United Church sees people who are chronically underhoused already and over the next three years, without immediate action, it's expected this situation will worsen;
- elected officials have made promises to the people that they care about community and diversity that includes everyone, not just those with property and power; a home for every person is a human right;
- many First Nations people are homeless - has Council in the past duration of power made any attempts to consult with First Nations in any discussions, land deals, property development assessments, etc.?.;
- once this by-law is approved, encourage Council to look at convening a caucus meeting to include all affected parties and senior levels of government to have a discussion on how to address the issue of affordable housing in Vancouver; and
- comments were provided in relation to personal experiences with evictions and homelessness issues.

During the hearing of speakers, staff responded to questions related to the application, including future directions on the Rate of Change policy, mitigation measures to ensure protection of rental stock, issues in relation to aging rental stock, rental restrictions in strata titled buildings, incentives for landlords and the consultation process.

Council Decision

MOVED by Councillor Anton

- A. THAT the application by the Director of Planning to establish an Official Development Plan generally as set out in Appendix A to Policy Report "Protection of Rental Housing Stock: Rate of Change Regulations" dated April 5, 2007, relating to those areas of the city within the boundaries of the RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B and RM-5C, RM-6, FM-1, and CD-1 District or District Schedules be approved;
- B. THAT the application by the Director of Planning to amend the Zoning and Development by-law generally as set out in Appendix B to Policy Report "Protection of Rental Housing Stock: Rate of Change Regulations" dated April 5, 2007, relating to those areas of the city within the boundaries of the RM-2, RM-3,

RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B and RM-5C, RM-6, FM-1 District or District Schedules be approved;

- C. THAT at the time of enactment of the by-laws referred to in A and B above, Council adopt the revised "RM and FM Rate of Change Guidelines", generally as set out in Appendix C to Policy Report "Protection of Rental Housing Stock: Rate of Change Regulations" dated April 5, 2007, to reflect the proposed rate of change revisions to the Zoning and Development By-law;
- D. THAT at the time of enactment of the by-laws referred to in A and B above, Council adopt the revised "Strata Title and Cooperative Conversion Guidelines", generally as set out in Appendix D to Policy Report "Protection of Rental Housing Stock: Rate of Change Regulations" dated April 5, 2007, to require that the conversion of a development under the Strata Property Act or Cooperative Association Act meet requirements similar to the proposed rate of change revisions to the Zoning and Development By-law;
- E. THAT issues of design, density and affordability in the RM and FM zones be referred to the EcoDensity initiative for consideration;
- F. THAT staff are requested to bring an interim report to Council on issues raised in the Policy Report "Protection of Rental Housing Stock: Rate of Change Regulations" dated April 5, 2007, by December 31, 2008; and
- G. THAT the rate of change restrictions in A to D above are intended to be in place until, at the latest, December 31, 2009, and no longer.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Anton

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Capri
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

BY-LAWS

MOVED by Councillor Ball
SECONDED by Councillor Capri

THAT Council enact the by-laws listed on the Agenda for this meeting as numbers 1 and 2 and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend the Zoning and Development By-law re: rental housing stock (By-law No. 9487)
2. A By-law to create an official development plan for certain RM, FM, and CD-1 zoning districts re rental housing stock (By-law No. 9488)

MOTIONS

A. Administrative Motions

1. Rate of Change Guidelines for certain RM and FM Zoning District and Strata Title and Cooperative Conversion Guidelines

MOVED by Councillor Ball
SECONDED by Councillor Louie

THAT the documents entitled "Rate of Change Guidelines for certain RM and FM Zoning District" and "Strata Title and Cooperative Conversion Guidelines" be adopted by Council for use by applicants and staff for development applications in the RM and FM Districts.

CARRIED UNANIMOUSLY

The Special Council recessed at 10:15 p.m. on May 15th,
recessed at 10:01 p.m. on May 17th,
and adjourned at 9:55 p.m. on May 24, 2007.

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