



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
JULY 24, 2007

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 24, 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 Official Development Plan and the Zoning and Development By-law.

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

CITY CLERK'S OFFICE: Janice MacKenzie, Deputy City Clerk

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner
SECONDED by Councillor Stevenson

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 Plan, and Heritage By-laws.

- 1. TEXT AMENDMENTS: Rate of Change Regulations "ODP Regarding Areas of Real Property in Certain RM, FM and CD-1 Zoning Districts" & Certain RM and FM Zoning District Schedules**

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

Summary: To amend the definition of existing rental housing units to include the time period of 3 years preceding the submission of a development application for a multiple dwelling.

The Director of the Housing Centre recommended approval.

Staff Comments

Cameron Gray, Director of the Housing Centre and Rob Jenkins, Assistant Director, Current Planning Initiatives were available for questions.

Summary of Correspondence

No correspondence was received.

Speakers

Mayor Sullivan called for speakers for and against the application. There were no speakers.

Council Decision

MOVED by Councillor Ladner

THAT the application to amend the "Official Development Plan Regarding Areas of Real Property in Certain RM, FM, and CD-1 Zoning Districts" and a by-law amending certain zoning district schedules of the Zoning and Development By-law, generally as set out in Appendix A to the Policy Report, "Text Amendments to Rate of Change Regulations" dated May 31, 2007 be approved.

CARRIED UNANIMOUSLY
(Councillor Lee not present for the vote).

2. HRA/HERITAGE DESIGNATION: 399 Smithe Street

An application by Amacon Development (Homer) Corp, Property Owner was considered as follows:

Summary: Heritage Revitalization Agreement and Designation to restore the heritage building to permit bonus density for use on site. A housing agreement will secure 15 rental units in this heritage building.

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

Staff Comments

Rob Jenkins, Assistant Director, Current Planning Initiatives provided an overview of the application and summary of the administrative report recommendations dated July 27, 2007 entitled Heritage Rehabilitation and SRA Permit for 337 Smithe Street, the Homer Building and SRA Permit for 33 Smithe Street.

Applicant Comments

The applicants, Stu Lyon of Gomberoff Bell Lyon and Richard Whittstock of Amacon Development, addressed Council speaking to the highlights and benefits of the project. They responded to queries concerning from Council.

Summary of Correspondence

No correspondence was received.

Speakers

Mayor Sullivan called for speakers for and against the application. There were no speakers.

Council Decision

MOVED by Councillor Anton

- A. THAT Council designate the "B" listed building at 337 Smithe Street, the "Homer Building", as legally protected heritage property;
- B. THAT Council authorize the City to enter into a Heritage Revitalization Agreement (HRA) to secure the long term protection and timely restoration of the Homer Building, and to grant a density bonus of 80,405 sq. ft. for use on site;
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment the bylaws to authorize the designation and the Heritage Revitalization Agreement;
- D. THAT Council authorize an exemption for 10 of the 24 SRA-designated units in the buildings at 335 and 337 Smithe Street, collectively known as "The Homer Apartments", from the requirements of the Single Room Accommodation By-law; and
- E. THAT Council approve a conversion/demolition permit for the remaining 14 SRA-designated units at 335 and 337 Smithe Street, to allow for the demolition of 335 Smithe Street and the rehabilitation of 337 Smithe Street to include a commercial component and 15 self-contained residential rental units, on the condition that prior to the issuance of the SRA permit:
 - the owner enter into a Heritage Revitalization Agreement with the City for the rehabilitation of the Homer Building, as proposed in Development Application DE410541;
 - the owner pay a \$5,000 per room SRA demolition fee (totalling \$70,000) to be deposited into the City's reserve fund for the creation of replacement housing; and

- the owner enter into a Section 219 Covenant, to be registered on the title of the subject property, to ensure that the property is not strata titled for the life of the existing building.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Lee

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Chow

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 Louie

SECONDED by Councillor Anton

THAT Council enact the by-laws before them at this meeting as numbers 1 and 2, and authorize the Mayor and the City Clerk to sign and seal the enacted by-laws.

1. A By-law to amend the official development plan for certain RM, FM, and CD-1 Zoning Districts re rental housing stock.
2. A By-law to amend the Zoning and Development By-law regarding rental housing stock.

The Special Council adjourned at 8:40 p.m.

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