



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 14 and 19, MARCH 10 and 27, 2008

CITY OF VANCOUVER

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 14, 2008, 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 Heritage By-law. Subsequently, the meeting was recessed and reconvened in the Council Chamber at 7:30 p.m. on Tuesday, February 19, Monday, March 10, and Thursday, March 27, 2008. The minutes have been consolidated for ease of reference.

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

ABSENT (Feb. 14):
(ineligible to participate for remainder of meetings)

- Councillor David Cadman (Leave of Absence)
- Councillor Raymond Louie (Sick Leave)
- Councillor Tim Stevenson (Sick Leave)

CITY CLERK'S OFFICE: Denise Salmon, 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 Heritage By-law.

CARRIED UNANIMOUSLY

1. **CD-1 REZONING/HRA/Heritage Designation: 3238 Granville Street and the westerly portion of 1402 McRae Avenue**

An application by James Bussey, Formwerks Architectural, Inc. was considered as follows:

Summary: To rezone a portion of the property from (FSD) First Shaughnessy District to CD-1 to allow development of 16 townhouse units, and to secure through Designation and Heritage Revitalization Agreement the retention and rehabilitation of the Heritage "A" listed house on the balance of the site.

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

Also before Council were the following:

- Memorandum dated January 31, 2008, from Michael Flanigan, Director of Real Estate Services, which summarized the methodology and business practices undertaken by City Real Estate Services in reviewing the development proposal submitted by Bell Holdings.
- Memorandum dated February 7, 2008 from V. Potter, Senior Rezoning Planner, which provided additional information on a number of items pertaining to the proposal.
- Memorandum dated February 14, 2008 from V. Potter, Senior Rezoning Planner, which noted two items in the staff report of January 2, 2008 that require a change, neither of which affects the draft by-law in Appendix A.

Staff also recommended a change to Appendix C, condition 1.21, to read as follows:

- 1.21.1 provision of a Built Green BC scorecard, and consideration to achieve a gold level standard in the project's sustainability performance.

Note to Applicant: Were City standards with respect to water conservation and energy efficiency be stricter at the time of Building Permit application, you would be required to meet that higher standard. For more information, please see 222.vancouver.ca/greenhomes.

- Memorandum dated March 6, 2008, from Michael Flanigan, Director of Real Estate Services, which provided an evaluation and analysis of developers' pro forma and methodology used for calculation of heritage compensation.

Staff Opening Comments

Vicki Potter, Senior Rezoning Planner, provided an overview of the application, and along with Brent Toderian, Director of Planning, Scot Hein, Senior Urban Designer, Jerry Evans, Property Development Officer, and Wali Memon, Parking Policy and Development Engineer, responded to questions from Council.

Paul Sangha, Paul Sangha Ltd. responded to questions from Council related to his Arborist's Report.

Applicant Opening Comments

Brian Bell, Bell Holdings, owner, addressed Council speaking to the highlights and benefits of the project and responded to questions from Council.

Summary of Correspondence

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

- 4 letters in support
- 427 letters in opposition
- 2 other letters

Note from Meeting Coordinator: 44 additional letters in opposition were received just prior to the start of the March 27th portion of the Public Hearing. These letters were subsequently circulated to Council for information, but not read into the record.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in opposition to, or expressed concerns with, the application:

Ray Spaxman, on behalf of Shaughnessy Neighbours (brief filed)
Lori Kozub
Bob Hodgkinson
Rosemary Baron Swingle
Paul G. Swingle
Patty Gainer
Frank Shorrock, Shaughnessy Heights Property Owners Association
Harreson Sito
Greg Moe (brief filed)
Katherine Reichert
Anthony Hunt
Richard Wood
Ken Seethram
Laura Eaton (Paul Singh, legal counsel and representative) (material filed)
Kirsten Strand (Terry Condio on her behalf)
Morey Richmond
Thomas Griether (brief and material filed) (Dan Bennett, legal counsel and representative)
Victor Piller (brief filed)
Tony Tang
George Heslop
Vanessa Wiebel, Holistic Therapy Center (material filed)
Terry Condio
Phil Yacht, Shaughnessy Heights Property Owners Association
Beverley O'Toole
Sarah Watson
Ellen Collison
John Fredrickson
Michael Roburn

Stephen Fane
William Bronstein
Robert Angus
Joe Rekab
Angela Woo
Jake Kerr
Rosemary Shen (Peter Kwok on her behalf)
Theresa Shen (Angela Woo on her behalf)
Kilby Gibson
Oscar Flechas
Pat Shaw
David Cuan
Eilish McKendy
Gilda Mahabir
Jane Derbyshire
Valerie Hunter
Sandra Kelly
Margaret Birrell
Donna Aitken (Cyril Chan on her behalf)
Rochelle Vattixtelli
Drinda Scott
Charles Hillman
Anita Chan
Charles Boname
Peter Kwok

The following spoke in support of the application:

Richard Keate, Vancouver Heritage Commission (material filed)
Doug Leard
Allan Askew
André Molnar
Eric Cohn
Ben Kielb
Alan Forrester

Jim Herriot spoke neither for nor against the application.

Applicant Closing Comments

The applicant provided closing comments.

Council Decision

Council concluded the hearing of the public on March 27, 2008, and agreed to refer the staff summation and Council's discussion and decision on this matter to the Regular Council meeting on April 1, 2008, as Unfinished Business.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Capri

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner
SECONDED by Councillor Anton

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

The Special Council
recessed at 10:00 p.m. on February 14
recessed at 10:00 p.m. on February 19
recessed at 10:05 p.m. on March 10
and
adjourned at 10:30 p.m. on March 27, 2008

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