



CITY OF VANCOUVER

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
MARCH 11, 2008

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 11, 2008, at 8:00 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, CD-1 By-law, Sign By-law, and False Creek North Official Development Plan.

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: Laura Kazakoff, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Anton
SECONDED by Councillor Chow

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, CD-1 Bylaw, Sign By-law and False Creek North Official Development Plan.

CARRIED UNANIMOUSLY
(Councillors Capri, Ladner, Louie 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 text amendments to the Zoning and Development By-law, CD-1 (Comprehensive Development) By-laws, and the Sign By-law. The amendments achieve the intent of earlier rezonings.

The Director of Planning recommended approval.

Staff Comments

Michelle McGuire, Planning Analyst, Rezoning Centre, was present to respond to questions.

Summary of Correspondence

No correspondence had been received on this application 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 to amend the Zoning and Development By-law, Sign By-law and CD-1 By-laws for miscellaneous amendments generally as presented in Appendix A to Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, Sign By-law and CD-1 By-laws" dated January 28, 2008, be approved.

CARRIED UNANIMOUSLY

(Councillors Capri, Ladner, Louie and Stevenson absent for the vote)

2. TEXT AMENDMENT: 2-88 West 1st Avenue, 2-26 East 1st Avenue, and 27-99 West 2nd Avenue

An application by Pinnacle International (West First) Plaza Inc. was considered as follows:

Summary: To amend the CD-1 By-law for 2-88 West 1st Avenue, 2-26 East 1st Avenue, and 27-99 West 2nd Avenue to allow a one-storey increase in the building height and a revised form of development for 27-99 West 2nd Avenue, in addition to other miscellaneous amendments.

The Director of Planning recommended approval.

Staff Comments

Trish French, Assistant Director of Current Planning, explained the application.

Applicant Comments

John Bingham and Robert Duke, Howard Bingham Hill Architects, and Mike De Cotiis and Vito De Cotiis, Pinnacle International, were present to respond to questions.

Summary of Correspondence

No correspondence had been received on this application 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 Chow

- A. THAT, the application by Pinnacle International (West First) Plaza Inc. to amend the CD-1 By-law to increase the building height for 27-99 West 2nd Avenue generally as presented in Appendix A to Policy Report "CD-1 By-law Text Amendments and Revised Rezoning Conditions: 2-88 West 1st Avenue, 2-26 East 1st Avenue, and 27-99 West 2nd Avenue" dated January 29, 2008, be approved.
- B. THAT amendments to the rezoning conditions to the CD-1 By-law for 2-88 West 1st Avenue, 2-26 East 1st Avenue, and 27-99 West 2nd Avenue that was approved in principle by Council on July 18, 2006, Council generally in accordance with Appendix B to Policy Report "CD-1 By-law Text Amendments and Revised Rezoning Conditions: 2-88 West 1st Avenue, 2-26 East 1st Avenue, and 27-99 West 2nd Avenue" dated January 29, 2008, be approved.

CARRIED UNANIMOUSLY

(Councillors Ladner, Louie and Stevenson absent for the vote)

3. TEXT AMENDMENT: 826-848 West Hastings Street

An application by Walter Francl Architects was considered as follows:

Summary: To amend CD-1 By-law (443) No. 9184 to increase the maximum residential floor area by 809 square metres, allowing an additional floor within the approved form of development and building height.

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

Staff Comments

Michael Naylor, Planner, Rezoning Centre, along with Rob Jenkins, Assistant Director, Current Planning Initiatives Branch, and Michael Flanigan, Director, Real Estate Services, responded to questions.

Applicant Comments

Tom Pappajohn, Jameson Development Corp., and Walter Francl, Walter Francl Architecture Inc., were present to respond to questions.

Summary of Correspondence

No correspondence had been received on this application 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 Deal

THAT the application by Walter Francl Architects, on behalf of Jameson House Ventures Ltd., to amend CD-1 By-law No. 9184 for 826-848 West Hastings Street (Parcel A, Block 21, DL 541, PLAN BCP19413; P.I.D. 026-434-555) to increase the maximum residential floor area by 809 m² to 19 437 m² generally as presented in Appendix A to Policy Report "CD-1 Text Amendment: 826-848 West Hastings Street" dated January 31, 2008, be approved subject to the following condition:

- (a) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, on terms and conditions satisfactory to the Director of Legal Services, secure the purchase and transfer of 1 068 m² (11,500 sq. ft.) of heritage bonus density from the donor site at 51 East Pender Street (Wing Sang Building).

CARRIED UNANIMOUSLY

(Councillors Ladner, Louie and Stevenson ineligible to vote on Item 3)

4. TEXT AMENDMENT: 651 Expo Boulevard

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

Summary: To amend the CD-1 By-law (415) No. 8587 to remove the requirement for affordable housing vested on 696 Beatty Street (Lot D) and increase the allowable maximum number of dwelling units from 1,116 to 1,140 and also to similarly amend the False Creek North Official Development Plan (FCN ODP) By-law No. 6650.

The Director of the Housing Centre, in consultation with the Director of Planning, recommended approval.

Staff Comments

Cameron Gray, Director of Housing Centre, along with Trish French, Assistant Director of Current Planning, and Michael Flanigan, Director of Real Estate Services, responded to questions.

Summary of Correspondence

No correspondence had been received on this application 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

- A. THAT the application to amend CD-1 By-law No. 8587 (CD-1 #415) for 651 Expo Boulevard to remove the requirement for Affordable Housing and increase the maximum allowable number of dwelling units from 1,116 to 1,140 and the application to amend the False Creek North Official Development Plan (FCN ODP) By-law No. 6650 generally in accordance with Appendix A and Appendix B to Policy Report "CD-1 Text Amendment for 651 Expo Boulevard; and Text Amendment of the False Creek North Official Development Plan: Conversion of an Affordable Housing Site to a Market Housing Site" dated January 30, 2008, be approved.
- B. THAT, pursuant to the City's Option to Purchase for the Affordable Housing site in Area 7B, FCN ODP, and subject to approval of the rezoning application proposed in A above, Council confirm the payment-in-lieu from Concord Pacific Group Inc. for the conversion of the Affordable Housing site to Market Housing, in the amount of \$5,116,320. The payment-in-lieu is to be paid to the City prior to enactment of the amendments to the CD-1 for 651 Expo Boulevard, on terms and conditions to the satisfaction of the City's Director of Legal Services, with the funds to be credited to the City's Affordable Housing Fund.
- C. THAT, prior to enactment, Concord Pacific Group Inc. shall enter into agreements with the City, drawn to the satisfaction of the Director of Legal Services, in which Concord Pacific Group Inc. agrees that until January 31, 2010, the purchase price by the City for sites 1F and 1T in the Beach neighbourhood and Site 4J in the Quayside neighbourhood, shall be calculated at \$42.64/buildable sq. ft., reflecting the February 2005 price.
- D. THAT, subject to approval of the rezoning application proposed in A and B above, and to the Province confirming the funding to build and operate the social and supportive housing proposed for 1050 Expo Boulevard, that the Director of Legal Services be authorized to exercise the City's Option to Purchase 1050 Expo Boulevard legally

described as Lot 232, PL LMP 13010, New Westminster, DL False Creek, (identified as Site 4J in the CD-1 By-law for 800-1100 Pacific Boulevard [CD-1 #324]), at a price of \$2,670,202, on terms and conditions to the satisfaction of the Director of Legal Services, with the source of funds to be the Affordable Housing Fund.

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 Ladner

SECONDED by Councillor Chow

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 Lee

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

CARRIED UNANIMOUSLY

(Councillors Ladner, Louie and Stevenson ineligible to vote on By-law 1)

1. A By-law to amend CD-1 By-law No. 9600 (re 2-88 West 1st Avenue, 2-26 East 1st Avenue and 27-99 West 2nd Avenue) (By-law No. 9614)

The Special Council adjourned at 8:35 p.m.

* * * * *