



CITY OF VANCOUVER

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SPECIAL COUNCIL MEETING MINUTES
JULY 8 AND 10, 2008

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 8, 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 sign by-laws and heritage by-laws. Subsequently, the meeting was recessed and reconvened on Thursday, July 10, 2008, at 7:30 p.m. in the Council Chamber. The Minutes are consolidated for ease of reference.

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

ABSENT: Councillor Elizabeth Ball (Sick Leave)
Councillor Raymond Louie (Leave of Absence)

CITY CLERK'S OFFICE: Tina Hildebrandt, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson
SECONDED by Councillor Lee

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Ladner in the Chair, to consider proposed amendments to the zoning and sign by-laws and heritage by-laws.

CARRIED UNANIMOUSLY
(Mayor Sullivan absent for the vote.)

1. SIGN BY-LAW AMENDMENTS

An application by the Director of Licenses and Inspections was considered as follows:

Summary: To update definitions and general prohibitions, and to authorize relaxations for special events.

The Director of Licenses and Inspections, in consultation with the General Manager of Olympic and Paralympic Operations recommended approval.

Summary of Correspondence

There was no correspondence received on this application since referral to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Anton

- A. THAT the application to amend the Sign By-law, to update the definition of "sign", to update the general prohibition against signs that the Sign By-law does not expressly regulate, and to authorize relaxations under the Sign By-law for special events, generally in accordance with Appendix A, to Policy Report "Sign By-law amendments regarding definitions, prohibition provisions, and relaxation authority for special events, and new by-law to designate the 2010 Winter Games as a special event and allow relaxations for the 2010 Winter Games", dated June 16, 2008, be approved.
- B. THAT, subject to approval of the Sign By-law amendments referred to in A at Public Hearing, Council, by by-law, designate the 2010 Winter Games as a special event, for the purpose of providing relaxations and authorizing the Director of Licenses and Inspections to grant relaxations for signs related to the 2010 Winter Games generally in accordance with Appendix B, to Policy Report "Sign By-law amendments regarding definitions, prohibition provisions, and relaxation authority for special events, and new by-law to designate the 2010 Winter Games as a special event and allow relaxations for the 2010 Winter Games", dated June 16, 2008.

CARRIED UNANIMOUSLY
(Mayor Sullivan absent for the vote.)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Deal

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY
(Mayor Sullivan absent for the vote.)

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Deal

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
(Mayor Sullivan absent for the vote.)

BY-LAWS

MOVED by Councillor Chow
SECONDED by Councillor Deal

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.

CARRIED UNANIMOUSLY
(Mayor Sullivan absent for the vote.)

1. A By-law to amend the Sign By-law (re miscellaneous provisions and relaxation for special events) (By-law No. 9696)
2. A By-law regarding designation of a special event and relaxations of the Sign By-law for the 2010 Winter Games (By-law No. 9697)

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At this point in the proceedings the Mayor arrived and assumed the Chair following adoption of the By-laws.

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COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Lee

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair, to consider proposed amendments to the zoning and sign by-laws and heritage by-laws.

CARRIED UNANIMOUSLY

2. HRA/HERITAGE DESIGNATION - 133 KEEFER STREET

An application by Gair Williamson, Gair Williamson Architect, was considered as follows:

Summary: To rehabilitate and protect through a Heritage Revitalization Agreement (HRA) and Heritage Designation this Chinatown heritage building by adaptive re-use. Four residential units are proposed for the second to fifth floors and a retail unit at grade.

The Director of Planning recommended approval.

Summary of Correspondence

There was no correspondence received on this application.

Speakers

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

Council Decision

MOVED by Councillor Anton

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment a Heritage Designation By-law for the designation of the building at 133 Keefer Street (formerly 135 Keefer Street) as a Protected Heritage Property.
- B. THAT Council instruct the Director of Legal Services to prepare to her satisfaction, on the City's behalf, a Heritage Revitalization Agreement for the rehabilitation of the 133 Keefer Street heritage building, and assigning to the lands there a transferable density bonus of 62,853 sq. ft., and instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement.
- C. THAT, subject to the approval of A and B, and the carrying out of the matters so approved, Council authorize one facade grant of up to \$50,000 for the 133 Keefer Street heritage building, with funding to be provided from the 2006 Capital Budget.
- D. THAT, subject to approval of A and B, the carrying out of the matters so approved and the assent of the electors or their deemed approval, Council instruct the Director of Legal Services to prepare and bring forward for enactment, generally on terms set out in Appendix A to Policy Report "133 Keefer Street (DE 411880) - Heritage Designation and Incentives" dated April 25, 2008, hereto, a Tax Exemption By-law for 133 Keefer Street to provide to it an exemption from the payment of property taxes in an amount up to, but not to exceed, \$421,353 in total or for a period of (10) years, whichever is reached first.

- E. THAT the agreements covenants and by-laws described above shall be prepared, registered and given priority to the satisfaction of the Director of Legal Services in consultation with the Director of Planning.

CARRIED UNANIMOUSLY AND C AND D
BY THE REQUIRED MAJORITY

3. HERITAGE DESIGNATION - 1955 WYLIE STREET

An application by Roberto Aquilini, Tripower Developments Limited Partnership, was considered as follows:

Summary: To protect this heritage 'B' listed building through a Heritage Designation. A density bonus was granted through the Development Permit Board.

The Director of Planning recommended approval.

Staff Comments

Yardley McNeil, Heritage Planner, provided a brief overview of the application.

Summary of Correspondence

There was no correspondence received on this application.

Speakers

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

Council Decision

MOVED by Councillor Deal

- A. THAT Council designate the building known as Maynard's at 1955 Wylie Street in the "B" category of the Vancouver Heritage Register, as municipally protected heritage property; and
- B. THAT Council instructs the Director of Legal Services to bring forward for enactment the by-law to authorize the designation.

CARRIED UNANIMOUSLY

4. HRA/HERITAGE DESIGNATION: 1106 East Pender Street, 512 Glen Drive, and 520 Glen Drive

An application by James Burton, Birmingham and Wood, was considered as follows:

Summary: To rehabilitate and protect three heritage 'B' buildings through a Heritage Revitalization Agreement and Heritage Designations. The site would be subdivided to allow each building to be located on its own parcel through variance of the Subdivision Bylaw.

The Director of Planning, in consultation with the Director of Legal Services, recommended approval.

Summary of Correspondence

There was no correspondence received on this application.

Speakers

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

Council Decision

MOVED by Councillor Deal

- A. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement for the three heritage buildings at 1106 East Pender Street, 512 Glen Drive, and 520 Glen Drive, collectively know as 'The James F. & Lillian Downer Houses', to:
 - secure the rehabilitation, protection, and on-going maintenance of the three heritage buildings, which are all listed in the 'B' evaluation category on the Vancouver Heritage Register; and
 - vary the Subdivision By-law to permit subdivision of the lands to create three new parcels, with each to be occupied by one of the three heritage buildings.
- B. THAT the James F. & Lillian Downer Houses, listed in the 'B' category on the Vancouver Heritage Register at 1106 East Pender Street, 512 Glen Drive, and 520 Glen Drive, be designated as protected heritage properties.
- C. THAT Council instruct the Director of Legal Services bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement and by-laws to designate the buildings at 1106 East Pender Street, 512 Glen Drive, and 520 Glen Drive as protected heritage properties.

CARRIED UNANIMOUSLY

5. CD-1 REZONING: 2402 East Broadway

An application by Joe Minten, JMArchitecture, was considered as follows:

Summary: To create a new CD-1 (Comprehensive Development District) By-law to permit a four-storey, mixed-use development with underground parking.

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

Staff Comments

Joanne Baxter, Planner, responded to questions.

Summary of Correspondence

Council received one letter expressing general support for the application since the date the application was referred to Public Hearing.

Speakers

The Mayor called for speakers for and against the application.

Johannes Schumann spoke in general support for the application but expressed concerns in relation to the current condition of the site, the underground parking and the size of the proposed commercial retail units (*letter on file*).

Council Decision

MOVED by Councillor Anton

- A. THAT the application by Joe Minten of JMA Architecture to rezone 2402 East Broadway (Lot 1, Southwest Quarter of Section 34, Town of Hastings Suburban Lands, Plan LMP 9305, P.I.D. 018-159-168) to amend CD-1 By-law No. 5836 to create a new CD-1 By-law to permit a four-storey, mixed-use development at 2.4 FSR (floor space ratio) with two levels of underground parking, generally as presented in Appendix A, to Policy Report "CD-1 Rezoning - 2402 East Broadway" dated May 9, 2008, be approved, subject to the following conditions:
1. **PROPOSED CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**
 - (a) That the proposed form of development be approved by Council in principle, generally as prepared by JMA Architecture, and stamped "Received City Planning Department, December 12, 2005 and revised December 14, 2007", provided that the Director of Planning may allow minor alterations to the 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 the building massing to enhance the architectural expression and improve neighbourliness in the following manner:
- further architectural emphasis on the street corner;
(Note to Applicant: Consider a more vertical expression and/or alternative material treatment to strengthen the corner expression).
 - reduce the size and scale of the cornice/roof overhang and street canopy;
(Note to Applicant: Reduce or eliminate the cantilevered roof condition and re-detail cornice face, substituting an alternative material, to the proposed metal finish. The canopy should be constructed of metal and glass to achieve a lighter appearance. Relocate the sign band from the canopy to the top of the storefront window).
 - reduce and step the massing of the top floor away from the side property lines and re-orientate the stairwell to improve neighbourliness;
(Note to Applicant: The top floor should step back approximately 1.2 m (4 ft.). Turning the stairwell will reduce the building mass at the side property lines and better integrate the stairwell into the building).
- (ii) design development to the building character in the following manner:
- add more brick masonry to the building façade;
(Note to Applicant: The 2nd and 3rd floors should be predominately brick with brick columns at the base. Reduce the height of the third floor handrails, extending the brick wall at the top of the bay window projections).
 - revise colour and material selections to achieve a lighter looking material palette;
 - window systems to be of a high quality, providing specifications.
(Note to Applicant: Operable windows to be either casement or awning. "Sliding" operable windows are not supported).
- (iii) provide a 0.6 m (1.97 ft.) building setback on Nanaimo Street;
- (iv) design development to screen all visible utilities;
(Note to Applicant: Provide a recessed enclosure and screening for the electrical transformer and gas metre connection. Indicate location on the drawings, providing details).
- (v) design development to provide a water closet and wet bar in the amenity room and to improve access to the common outdoor amenity space;

(Note to Applicant: The amenity room should be sized to adequately host a strata council meeting. Consider relocating amenity room to an exterior wall to allow direct access to the outdoor patio.)

Engineering

- (vi) ensure the drawings accurately reflect the required 0.6 m (1.97 ft.) Nanaimo Street statutory right of way;

(Note to Applicant: The existing property lines and right of way lines are to be clearly shown on the plans).

- (vii) design development to ensure that canopies are fully demountable and not part of the building structure (the design shown may prevent strata titling of the property);

(Note to Applicant: The canopy design shown may not be approvable. Clarification of the canopy reference shown on the roof plan (A-101.4 is required, it is not consistent with the main floor plan A101.1). The sections also show portions of an angled brace within the minimum overhead clearance of 2.75 m (9.02 ft.).

- (viii) design development to ensure that the size of the commercial garbage room is adjusted to hold an appropriate number of containers and recycling bins for the commercial units;

(Note to Applicant: Clarification needs to be provided from a waste management firm that the space is adequate and that access and pick up from the locations shown will work).

- (ix) design development to ensure that doors do not swing over the property line (i.e., Unit 104);

- (x) design development to ensure that the paving patterns and finishes on public property meet the approval of the General Manager of Engineering Services;

(Note to Applicant: Street furniture and non-standard treatments, if approved, will require appropriate maintenance agreements. Please submit a copy of the landscape plan directly to Engineering Services for review).

- (xi) provide design elevations on both sides of all breakpoints on the parkade ramps and throughout the parking levels to clearly show grading;

Landscape

- (xii) provide a Landscape Plan illustrating common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, lighting, trash receptacles,

hose bibs, signs, retaining wall treatment, anti-skateboard guards, parking vents, public realm (building edge to the curb, trees, lamp posts, fire hydrants, sidewalk treatment);

(Note to Applicant: A detailed landscape plan has been provided with the December 14, 2007 submission. At the development permit stage, ensure that the detailed landscape plan is resubmitted to include any revisions reflected in the rezoning process).

- (xiii) provide street trees adjacent to the development site, where space permits. New street trees should be noted "Final species, quantity and spacing to the approval of the City Engineer, and Park Board";

(Note to Applicant: Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen (604-257-8587) of Park Board regarding tree species).

- (xiv) provide spot elevations to all outdoor areas (including top/bottom wall);
- (xv) provide an efficient irrigation system for all common outdoor planters and individual hose bibs to be provided for all patios of 9.3 m² (100 sq. ft.) or greater. Specification notes and irrigation symbols to this affect should be added to the drawing;
- (xvi) provide pedestrian friendly benches to the corner plaza area;

(Note to Applicant: Substitute the concrete benches for street furniture that is pedestrian friendly, "off the shelf", durable and graffiti resistant. Consider warmer materials and a lighter bench design (i.e., metal or metal/wood slat) that is quick drying and easy to maintain. Strategic orientation of benching can maximize pedestrian interest).

Crime Prevention through Environmental Design (CPTED)

- (xvii) design development to take into consideration the principles of CPTED, having particular regard to reduce opportunities for:
- theft in the underground parking by separating commercial and residential circulation;
 - mischief by minimizing the setback at the south property line;
 - break and enter; and
 - graffiti.

Sustainability

- (xviii) provision of a LEED scorecard, and consideration to achieve a LEED Silver equivalent rating in the project's sustainability performance.

2. PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (a) That, prior to consideration of enactment of the CD-1 By-law, the registered owner shall:
- (i) make arrangements, to the satisfaction of the Director of Legal Services, to modify the easement agreement registered in the Land Title Office under BG079431 to add the City as a party to the agreement to not permit the discharge of the agreement without City consent;
 - (ii) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for a 0.6 m (1.97 ft.) wide statutory right of way along the Nanaimo Street frontage of the site;

(Note to Applicant: All portions of the building above grade except balconies and canopies/awnings should be deleted from these areas).
 - (iii) make arrangements, to the satisfaction of the Director of Social Planning and the Director of Legal Services for the delivery of \$680,000 Community Amenity Contribution (CAC) to be allocated towards an off-site hub child day care facility in the vicinity of the development site, and credited to the Child Care Endowment Reserve Account GL320040, company code 2000, business area 9200; and
 - (iv) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for clarification of all charges registered in the Land Title Office against title to the lands (a charge summary, including copies of all charges, must be provided) and the modification, extension or release of any charges deemed necessary by the Director of Legal Services.

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 effecting the subject site, as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, 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 Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law to include this CD-1 District in Schedule "B".

CARRIED UNANIMOUSLY

6. PLAN AND TEXT AMENDMENTS: WOODWARD'S CD-1 BY-LAW, HERITAGE BY-LAW AND HERITAGE REVITALIZATION AGREEMENT

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

Summary: To amend the Woodward's CD-1 (Comprehensive Development District) and Heritage Revitalization Agreement (HRA), to rezone a small portion of the site from CD-1 to HA-2 (Gastown Historic Area District) and to amend the Heritage By-law, all of these to implement a small adjustment in the western property boundary of the Woodward's site.

The Director of Planning recommended approval.

Staff Comments

Phil Mondor, Rezoning Planner, provided a brief overview of the application.

Summary of Correspondence

There was no correspondence 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

- A. THAT the application to rezone a narrow strip of land on the westerly boundary of the Woodward's site ("Lot X") from CD-1 to HA-2 to facilitate its consolidation with the Neighbouring Site at 151-155 West Hastings Street, including:
- amendments to CD-1 By-law No. 9275 for the Woodward's Site,
 - a plan amendment to Schedule D, Zoning District Map, of the Zoning and Development By-law No. 3575, and
 - amendments to the Downtown Official Development Plan By-law No. 4912 to remove Lot X from all maps and figures,

generally in accordance with Appendix A, to Policy Report "Amendments to CD-1 By-law, Heritage By-law and Heritage Revitalization Agreement for the Woodward's Site", dated May 27, 2008, be approved.

- B. THAT the amendments to Heritage By-law No. 4837 to change the address and legal description of the Woodward's Site, to partially discharge the heritage designation from Lot X, to more precisely describe the designated heritage features on the Woodward's Site, to change the address and legal description of the Neighbouring Site, and to designate Lot X as part of the Neighbouring Site, all generally in accordance with Appendices B and C, to Policy Report "Amendments to CD-1 By-law, Heritage By-law and Heritage Revitalization Agreement for the Woodward's Site", dated May 27, 2008, be approved.
- C. THAT an amendment to Heritage Revitalization Agreement By-law No. 9269 to change the legal description of the Woodward's Site, generally in accordance with Appendix D, to Policy Report "Amendments to CD-1 By-law, Heritage By-law and Heritage Revitalization Agreement for the Woodward's Site", dated May 27, 2008, be approved.

CARRIED UNANIMOUSLY

7. CD-1 REZONING: 1304 HOWE STREET

An application by Martin Brückner, HB/IBI Architects, was considered as follows:

Summary: To rezone from DD (Downtown Comprehensive Development District) to CD-1 (Comprehensive Development District) to allow a 31-storey residential tower with commercial uses at grade. A floor space ratio of 7.0 and height of 300 feet are proposed.

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

Also before Council was a Memorandum from staff dated July 3, 2008, which put forth the following additional proposed resolution:

"THAT the rezoning approval conditions for this application be amended to include the following condition as A)(2)(vii):

Public Art

(vii) provide public art according to the provisions of the Public Art Policies and Guidelines through an agreement to the satisfaction of the Managing Director of Cultural Services."

Staff Comments

Phil Mondor, Rezoning Planner, provided a brief overview of the application and responded to questions.

Summary of Correspondence

Council received three emails expressing opposition to the application since the date the application was referred to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Anton

A. THAT the application by HB/IBI Architects to rezone 1304 Howe Street (PID: 009-712-771; Lot A, Block 112, DL 541, Group 1, NWD Plan 9374) from DD (Downtown District) to CD-1 (Comprehensive Development District), generally as set out in Appendix A to Policy Report "CD-1 Rezoning - 1304 Howe Street" dated May 27, 2008, be approved subject to the following conditions:

1. PROPOSED CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by HB/IBI Architects, and stamped "Received Planning Department, November 28, 2007", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board, who shall consider the following conditions:

Design Development

- (i) design development to provide grade-level setbacks from the property line, after dedication(s) where applicable, to the principle building façades, as follows:
 - a) 1.8 m (6.0 ft.) from the Howe Street property line,
 - b) 1.8 m (6.0 ft.) from the Drake Street property line,
 - c) 4.5 m (14.8 ft.) from the Rolston Crescent property line, and
 - d) 20.1 m (66.0 ft.) from the future south property line;

Note to applicant: The objective in (d) is to achieve approximately 24.4 m (80.0 ft.) separation between main living spaces facing each other above the second floor across the mews when the future site to the south is developed. Upper portions of the tower (3rd floor level and above) may project into this setback up to a maximum 0.6 m (2.0 ft.) for architectural expression and articulation subject to unit configuration and orientation that address this privacy interface.

- (ii) design development to enhance the Howe Street frontage with particular attention given to façade treatment of the parking ramp and amenity space;
- (iii) design development to the townhouse frontage along Rolston Crescent by increasing the number of townhouse units and providing a detailed townhouse interface with the public realm treatment along Rolston Crescent to achieve a surveilled, high-quality, pedestrian-friendly street edge;

Note to applicant: Increasing the number of townhouse units can be achieved by reducing the retail loading requirement and locating the residential loading to either the mews or below grade parking structure. Submission of large scale architectural section and elevations is required illustrating the interface with the public realm, including details of planters, guardrails, stairs, etc. and the underground parking substructure.

- (iv) design development to the mews to enhance the pedestrian experience within this vehicular environment with high quality hard and soft landscape treatments;

Note to applicant: Street interface solutions should be provided, for both existing and anticipated future building grade conditions, with particular consideration given to pedestrian access and parking and loading access.

- (v) provision of high quality, durable architectural materials and detailing;

Note to applicant: Design development could include increasing the amount of the proposed clay material with respect to how the building relates to grade, including the tower base, the townhouse frontages, and the smaller corner building at Howe and Drake Street;

- (vi) provision of non-residential floor area fronting Drake Street to provide pedestrian interest and amenity, including weather protection along the Drake Street frontage and any frontage along Howe St. which has retail floor area behind;
- (vii) design development to incorporate acoustical measures to address traffic noise associated with Howe Street;
- (viii) design development to the bridge circulation connection elements to enhance their visual quality as light and transparent;
- (ix) design development to minimize the impact of mechanical vents;

Note to applicant: Vents servicing the below grade parking structure should be located to minimize their impact of the pedestrian environment.

Crime Prevention Through Environmental Design (CPTED)

- (x) design development to take into consideration the principles of CPTED, having particular regard to:
- reducing opportunities for theft in the underground parking; and
 - reducing opportunities for break and enter and vandalism;

Urban Agriculture

- (xi) design development to utilize edible landscaping materials, with particular attention being given to the use of edible shrub plantings that provide all season interest, for use in the planters bordering the amenity spaces on level 3;

Landscape

- (xii) design development to the public realm at the street level on Rolston Crescent to provide more interest for the pedestrian;

Note to Applicant: This may include the provision of bike racks, benches and other street furnishings.

- (xiii) design development to ensure all season interest within the plantings proposed for planters around the building edge;

Note to Applicant: This can be achieved by adding evergreen shrubs to the proposed long grasses.

- (xiv) design development to any green roof to consider providing an extensive green roof planting area;

- (xv) provide 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;

Notes to Applicant:

1. The Landscape Plan is to be at 1:100 (1/8" = 1'-0").
2. Proposed plant materials are to be clearly illustrated on the Landscape Plan.
3. Sections (min. scale 1/4"=1'-0") should be provided of the parking garage slab at street level and property line indicating notches to allow a minimum 48" in soil depth for root ball of the inside row or trees along Rolston Crescent and the mews.
4. Confirm on P1 plan that a continuous trench is provided between street trees.
5. Provide sections (min. scale 1/4"=1'-0") thru all roof top planters confirming 24" depth for shrubs and 36" depth for trees.

- (xvi) an irrigation system shall be specified in all landscaped common areas, including the entry and upper terrace areas. Hose bibs should be provided in private areas such as patios and courtyards. Notations to this effect should be shown on the drawing;

Note to Applicant: The irrigation system design and installation shall be in accordance with the irrigation industry of B.C. standards and Guidelines.

Engineering

- (xvii) provision of a transportation study to the satisfaction of the General Manager of Engineering Services;
- (xviii) provision of site/landscape plans showing proposed and potential future configurations of the mews and adjoining landscaping treatments;
- (xix) vehicle entries should be standard City crossings not curb returns;
- (xx) the parkade ramp should begin its slope at the property line following the road dedication (i.e., at the City building grade line);
- (xxi) clarification and confirmation of the garbage pick up operations will be required. Consultation with a waste hauler and confirmation that they can pick up from the location shown is required. Note: the loading operation for garbage should not rely on any storage of bins on public property or in locations that would impede vehicular access to and from the site;
- (xxii) corner cuts will be necessary at the top and bottom of the ramps to provide adequate 2-way traffic flow where over 200 cars are served;
- (xxiii) development permit drawings should show turning swaths for all points of access, including loading bays to confirm safe and adequate operations. Note: The provisions of the loading and parking design supplement are to be followed in this regard;
- (xxiv) changes to the bicycle parking requirements of the Vancouver Parking By-law should be addressed to ensure there are no shortfalls at permit issuance;

Sustainability

- (xxv) a preliminary LEED score card should be submitted with development (DE) application showing proposed strategies for attainment of at least LEED Silver or equivalent;

Note to Applicant: Registration and certification with CAGBC (Canada Green Building Council) to achieve LEED Silver certification is encouraged but not required. Best effort to pursue equivalency to the satisfaction of the Director of Planning will be accepted.

2. PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (a) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City, complete the following on terms and conditions satisfactory to the Director of Legal Services:

TITLE CHARGE SUMMARY

- (i) provide to the Director of Legal Services an annotated title charge summary;

ENGINEERING

- (ii) make arrangements for the following to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services:
 1. Dedication for road purposes of the 148.8 m² portion of Lot A lying east of a line drawn parallel to and 0.9 metres west of the existing 108' length of easterly property line and a southerly production of that line. See Land Survey Branch (Sketch LB 913) for details;
 2. Dedication for road purposes of the 78.6 m² portion of Lot A lying southerly of a line drawn approximately parallel to Drake Street and 8.664 m northerly along the west limit of Lot A from the south westerly corner of Lot A. See Land Survey Branch (Sketch LB913) for details;
 3. Provision of public right of way over the westerly 1.1 meters of lot A from Drake to the proposed south property line of the reconfigured site;
 4. Provision of a surface right of way for public access over the proposed mews including options to accommodate site/access changes as a result of the Granville Loops realignment such arrangements to include on-going maintenance obligations for the right-of-way area;
 5. Provision of adequate water service to the site. Details of the water demands and fire flow rates for the site are required to determine if upgrading of the existing water system is necessary;
 6. Provision of adequate storm and sanitary service to the site. Additional project details are required to determine if the existing storm and sanitary system are adequate to serve the site or if upgrading is necessary;
 7. 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;
 8. Provision of upgraded sidewalks and street trees adjacent the site in keeping with sidewalk treatments in the area;
 9. Provision of an adjusted curb return at Howe Street and Drake Street (south east corner) and adjusted curbing along the east side of Howe Street from Drake Street to the south to align the Howe street curb with the curbing north of Drake Street all on the east side of Howe Street and maximize the sidewalk width along the Howe Street frontage of the site including relocation of effected traffic signal poles, street lighting and related utilities;
 10. Cash contribution (to be determined but not likely to exceed \$100,000) for the reconstruction of mews access from Rolston Crescent to accommodate the re-

alignment of Rolston Crescent as a result of the future removal of the Granville Bridge Loop; and

11. Appropriate servicing agreement setting out all aspects of redevelopment and future obligations for mews access, road modifications including sidewalk upgrading and provision of street trees adjacent the site and maintenance obligations where applicable;

SOILS

- (iii) do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion;
- (iv) if a Certificate of Compliance is required by the Ministry of Environment as a result of a completed site profile, execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance has been provided to the City by the Ministry of Environment;

HERITAGE DENSITY TRANSFER

- (v) secure the purchase and transfer of 1 163.8 m² (12,527 sq. ft.) heritage density from a suitable donor site(s);

Note to Applicant: Letter B in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City together with receipt(s) of heritage density purchase(s), including the amount, sale price, and total cost of the heritage density.

COMMUNITY AMENITY CONTRIBUTION

- (vi) payment of the community amenity contribution of \$7,000,000 which has been offered to the City, this amount to be reduced by the cash contribution in condition (i)(10.) above.

PUBLIC ART

- (vii) provide public art according to the provisions of the Public Art Policies and Guidelines through an agreement to the satisfaction of the Managing Director of Cultural Services.

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.

The preceding 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 by and in a form satisfactory to the Director of Legal Services.

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

- B. THAT, the application to amend the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule E [assigned Schedule "B" (DD)], generally as set out in Appendix C to policy report "CD-1 Rezoning - 1304 Howe Street" dated May 27, 2008, be approved;
- C. THAT, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law to include this Comprehensive Development District in Schedule B generally as set out in Appendix C to policy report "CD-1 Rezoning - 1304 Howe Street" dated May 27, 2008.

CARRIED UNANIMOUSLY

8. CD-1 REZONING: 188 EAST 1ST AVENUE

An application by Amela Brudar, GBL Architects Group, was considered as follows:

Summary: To rezone from M-2 (Industrial District) to CD-1 (Comprehensive Development District) to allow for an 11.5-storey residential tower with 129 units of supportive non-market housing and grade-level commercial. A floor space ratio of 5.42 is proposed and a height of 38 m (125 ft.).

The Directors of Planning and the Housing Centre recommended approval, subject to conditions as set out in the Agenda of the Public Hearing.

Summary of Correspondence

Council received one email expressing opposition to, and one letter expressing support for the application since the date the application was referred to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Deal

- A. THAT the application by GBL Architects Group on behalf of Lookout Emergency Aid Society to rezone 188 East 1st Avenue (Lots 7 and 8, Block 7, District Lot 200A, Plan 197, NWD, PID 007-224-516 and 007-224-648) from M-2 to CD-1 to permit an 11 and one-half storey mixed-use (residential with commercial at grade) building with a total density of 5.42 Floor Space Ratio (FSR), generally as presented in Appendix A to Policy Report "CD-1 Rezoning - 188 East 1st Avenue (formerly 1721-23 Main Street)" dated May 27, 2008, be approved subject to the following conditions:

1. PROPOSED CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects and stamped "Received City Planning Department, revised on May 16, 2008", 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 ensure sustainability strategies and principles are reflected in design details, materials, and architectural finishes;

Crime Prevention Through Environmental Design (CPTED)

- (ii) design development to take into consideration the principles of CPTED;

Landscape

- (iii) design development to the open space and landscape treatment to ensure appropriate and durable landscape materials and structures, such as plant specific soils, durable planters, wall trellis structures;

Note to applicant: Provision, at time of development permit application, of a detailed rationale outlining intent for the specific programming of the outdoor spaces and landscape structures, including overall use, pedestrian capacity, storage (e.g., compost, gardening tools), access, security, sustainable design requirements (planting, water, waste, soil, habitat) will be required.

- (iv) design development to grades, retaining walls, walkways and structural elements, such as underground parking, to be designed to provide maximum plant growing depth;

Note to applicant: Planted areas adjacent to structures and on slab to contain continuous soil volumes. Plant growing depth to exceed BCLNA Landscape Standard.

- (v) provision of large scale partial plans, elevations and sections illustrating the detailed treatment of the public realm interface at the streets and lanes, including planters, retaining walls, stairs, planting, soil depth, underground structures, patios and privacy screens;
- (vi) provision at time of development permit application of a lighting plan;
- (vii) provision of hose bibs for all patios that cannot be serviced using at-grade non potable water; and
- (viii) provision at time of development permit application of a full Landscape Plan illustrating proposed plant materials (common and botanical names), sizes and quantities notation of existing trees to be retained, paving, walls, fences, light fixtures and other landscape elements, including site grading;

Note to applicant: Proposed plant materials are to be clearly illustrated on the Landscape Plan. The Landscape Plan is to be at 1:100 (1/8" = 1'-0").

Urban Agriculture

- (ix) Design development to provide an area for composting, tool storage, work bench and hosebibs, in proximity to the garden plots on levels 2 and 11;

Public Realm

- (x) design development to provide a variety of spaces consistent with the SEFC Public Realm Plan;

Note to applicant: Aspects to consider include special paving, lighting, planting, driveway crossings, pedestrian entrances, walkways, permanent site furniture, weather protection, garbage storage, recycling and loading facilities.

Note to applicant: A copy of the public realm landscape plan should be submitted directly to Engineering for review and comment by Engineering Greenways staff.

Neighbourhood Energy Utility

- (xi) design development to include provision for connections which are compatible with the "district heating system" proposed for the area;

Note to applicant: Clarification of how the building design includes provision for connections to the False Creek Neighbourhood Energy Utility (NEU) is required, as are plans which label the room that will house the system infrastructure as "NEU Energy Transfer Station (ETS)". The ETS room shall be located at the basement or ground level, preferably at or adjacent to an outside wall.

Note to applicant: The ETS room shall provide suitable space, to the satisfaction of the General Manager of Engineering Services, for the installation of the NEU system ETS equipment, with adequate provision for connection to outside NEU distribution piping and communications conduit. The developer shall make available use of sewer and potable water piping in each ETS room. The ETS room shall be ventilated as required by the Vancouver Building By-law and be heated during the winter to a minimum of 15°C. The developer must provide a dedicated 15 amp 120V, 60 Hz, single-phase electrical service for operation of the ETS, to the satisfaction of the General Manager of Engineering Services.

Universal Design

- (xii) Applicant to work with a Universal Design consultant to achieve the objectives for Universal Design through implementation of "The Safer Home Certification Criteria" as outlined in Appendix G;

Sustainability

- (xiii) Provision of a LEED scorecard, and consideration to achieve a LEED Gold equivalent rating in the projects sustainability performance;

Waste Management

- (xiv) Provision of 3 streams of waste removal for the development (regular garbage, recyclable materials and organics). The development site is to provide adequate space to accommodate 3 streams of waste removal including fully outfitted areas that can be made active upon implementation of an organics collection system.

2. PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (a) That prior to enactment of the CD-1 By-law, arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services be made for the following:
 - (i) consolidation of Lots 7 & 8;
 - (ii) dedication of the north 1.5 m and the east 1.5 m of the site for road purposes;
 - (iii) release of Easement & Indemnity agreements 352239M (crossings) & 504525M (current building encroachment);

Note to applicant: a letter of commitment is required.

- (iv) provision of a 1.5 m right of way along the south property line of the site for lighting and landscaping purposes;

- (v) provision of new sidewalks, curb, pavement, concrete lane crossings, lamp standards, street trees, landscaping and street furniture adjacent to the site in keeping with the final SEFC public realm design requirements;
- (vi) provision of improvements to the lane south of 1st Avenue, adjacent to the site, in keeping with the final SEFC public realm design requirements to include runnels, special pavement treatments and concrete lane crossings;
- (vii) agreements for shared use of the loading bay by residential and retail uses;

Note to applicant: appropriate agreements will be required.

- (viii) undergrounding of all existing utility services adjacent to the site and undergrounding of all new utility services to the site from the closest existing suitable service point;

Note to applicant: 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.

SOILS

- (ix) do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion;
- (x) do all things and/or enter into such agreements deemed necessary by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance has been provided to the City by the Ministry of Environment;

OLYMPIC SECURITY REQUIREMENTS

- (xi) prior to enactment of the CD-1 By-law, arrangements to secure the following:
 - (A) the Owner may make application for all applicable permits to construct and occupy the improvements permitted pursuant to the Rezoning (the "Improvements") at any time and may construct and occupy the Improvements in accordance with any development permits, building permits and occupancy permits issued in respect of the Improvements. However, if all construction of the Improvements is not fully completed on or before February 1, 2010, the Owner shall, during the period between February 1, 2010 and February 28, 2010:

1. cease, or cause to cease, all servicing and/or construction activities on the Lands; and
 2. not access or use the Lands for any purpose other than for maintenance of and security for the Improvements. The Owner and the Owner's personnel shall comply with any security protocols established by the City during such access or use;
- (B) the Owner shall, during the period February 1, 2010 through February 28, 2010, permit the City and any permittee or licensee of the City including, without limitation, VANOC, access to the Lands and any buildings and improvements located thereon, to erect any fences, security barriers, screens, drapes or other security or pageantry materials or equipment on the Lands deemed necessary by the City or any permittee or licensee for the purpose of facilitating the security and decoration of the Vancouver Olympic Athlete's Village (the "Security Fencing"). The Security Fencing will be at the cost of the City, or its permittee or licensee, as the case may be, and shall be at no cost to the Owner;
- (C) the Owner acknowledges and agrees that vehicular and/or pedestrian access to the Lands from City streets may be restricted or unavailable for a period of time before, during and after the 2010 Olympic Winter Games, at the sole discretion of the City Engineer; and
- (D) the Owner shall release the City and its officials, officers, employees, contractors and agents ("City Personnel") from any costs, damages (including special, indirect and consequential damages), injuries or liabilities of any kind suffered or incurred by the Owner and/or the Owner's officers, employees, contractors and agents ("Owner's Personnel") which arise due to the use or occupation of the Lands by the City and/or City Personnel and/or any restrictions placed on the Owner's use, occupation and development of the Lands, as set out in the Security Agreement. The Owner shall indemnify and hold harmless the City and City Personnel for any costs, damages (including special, indirect and consequential damages), injuries or liabilities of any kind suffered or incurred by the City or City Personnel due to the breach of any term or condition of the Security Agreement by the Owner and/or the Owner's Personnel; the Security Agreement shall be fully registered in the applicable Land Title Office, to the satisfaction of the Director of Legal Services, prior to the enactment of the CD-1 By-law.
- B. THAT the consequential amendment to the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (DD) as set out in Appendix C to Policy Report "CD-1 Rezoning - 188 East 1st Avenue (formerly 1721-23 Main Street)" dated May 27, 2008, be approved;
- C. THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law to include this Comprehensive District in Schedule B as set out in Appendix C to Policy Report "CD-1 Rezoning - 188 East 1st Avenue" dated May 27, 2008.

CARRIED UNANIMOUSLY

9. CD-1 TEXT AMENDMENT: 711 WEST BROADWAY

An application by Gregory Henriquez, Henriquez Partners, was considered as follows:

Summary: To amend an existing CD-1 (Comprehensive Development District) to increase density on Site B (700 West 8th Avenue) from 2.35 FSR to 6.31 FSR through a density transfer from the Woodward's project and to increase height from 18 m to approximately 50 m to permit a 17-storey residential development.

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

Also before Council was a Memorandum from staff dated July 3, 2008, which addressed two issues left outstanding in the Policy Report "CD-1 Text Amendment - 711 West Broadway" dated May 27, 2008, that related to the transfer of amenity bonus density and the community amenity contribution (CAC) offered by the developer, and put forth the following proposed resolutions for Council's consideration:

"THAT the rezoning conditions in Appendix C of the Policy Report dated May 27, 2008, for 711 West Broadway be amended to include the following condition as B)(a)(vii):

Amenity Bonus Density Transfer

- (vii) secure the purchase and transfer of 6 503 m² (70,000 sq. ft.) of amenity bonus density to the site at 711 West Broadway from a suitable donor site or sites, on terms and conditions satisfactory to the Director of Legal Services;

Note to Applicant: Letter B in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City together with receipt(s) of amenity bonus density purchase(s), including the amount, sale price, and total cost of the amenity bonus density."

"THAT the rezoning conditions in Appendix C of the Policy Report dated May 27, 2008 for 711 West Broadway be amended to delete the condition titled "vi) Affordable Housing" and substitute the following condition therefore:

Community Amenity Contribution

Deliver the Community Amenity Contribution of \$1,000,000.00, which the developer has offered to the City, to be allocated to the cost of functional and streetscape improvements to the Heather Bikeway between West 7th Avenue and West Broadway;"

OR

"THAT the rezoning conditions in Appendix C of the Policy Report dated May 27, 2008 for 711 West Broadway be amended to delete the condition titled "vi) Affordable Housing" and substitute the following condition therefore:

Affordable Housing

- vi) execute agreements, satisfactory to the Director of the Housing Centre, obligating the developer to construct and convey to the City four to six dwelling units in the proposed redevelopment of the lands for affordable rental housing to be managed by a housing co-operative under agreement with the City, on the following basis:
 - A. the developer's in-kind community amenity contribution of \$1,000,000.00 towards the cost to construct these units be accepted by the City; and
 - B. the City will fund the balance of the cost to construct these units, provided the balance does not exceed \$300,000.00, the source of funds to be the subject of a further report to Council."

Staff Comments

Michael Naylor, Planner, provided an overview of the application and, together with Brent Toderian, Director of Planning, Rob Whitlock, Senior Housing Officer, and Wali Memon, Parking Policy & Development Engineer, responded to questions.

Applicant Comments

Gregory Henriquez, Henriquez Partners, responded to questions.

Summary of Correspondence

Council received eight emails expressing opposition to the application since the date the application was referred to Public Hearing.

Speakers

The Mayor called for speakers for and against the application.

The following spoke in opposition to the application:

- Elliot Richman
- James Balderson
- Sunny Mo
- Arlene Olson
- Doug Bencze
- Tom Wilson
- Sharon Tomlinson
- Darryl Wallin, Heritage Housing Co-op (*petition on file*)

Renee Shen
Dale Scott
Lynne McClintick
Eiichiro Ochiai
Pierre Claveau
Ron Sterne
Debbie Bowman
Jill MacLaughlan
Cate Simpson
Gerry Altman
Nola Tonkin
Rob Leeson
Lisa Kosod
Violeta Akopian
Dennis Williams
Richard Dauphinee
Jonathon Barlow
Semiral Tuncer
Sharon Crawford

Staff, together with Mr. Henriquez and Ian Gillespie, Westbank Projects Corp., responded to questions regarding concerns raised by the foregoing speakers.

Applicant Closing Comments

The applicant provided closing comments.

Council Decision

MOVED by Councillor Stevenson

THAT discussion and decision on the application by Henriquez Partners, on behalf of Westbank Projects Corporation and Peterson Investment Group, to amend the CD-1 By-law to increase the density on the site at 711 West Broadway (700 West 8th Avenue), be referred to the next Regular Council meeting on Tuesday, July 22, 2008, as Unfinished Business.

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 Lee
SECONDED by Councillor Capri

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

The Special Council recessed at 10:05 p.m. on July 8th,
and adjourned at 10:00 p.m. on July 10, 2008

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