

REGULAR COUNCIL MEETING MINUTES

MAY 17, 2011

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 17, 2011, at 2:00 pm, in the Council Chamber, Third Floor, City Hall.

PRESENT:

- Mayor Gregor Robertson
- Councillor Suzanne Anton
- Councillor David Cadman
- Councillor George Chow
- Councillor Heather Deal
- Councillor Kerry Jang
- Councillor Raymond Louie
- Councillor Geoff Meggs
- Councillor Andrea Reimer
- Councillor Tim Stevenson
- Councillor Ellen Woodsworth

CITY MANAGER'S OFFICE: Sadhu Johnston, Deputy City Manager

CITY CLERK'S OFFICE: Janice MacKenzie, Deputy City Clerk
Laura Kazakoff, Meeting Coordinator

PRAYER

The proceedings in the Council Chamber were opened with a prayer read by Councillor Woodsworth.

PROCLAMATION - INTERNATIONAL DAY AGAINST HOMOPHOBIA

The Mayor proclaimed Tuesday, May 17, 2011, as "International Day Against Homophobia" in the city of Vancouver and invited Jennifer Breakspear, Executive Director, Qmunity, to the podium to receive the proclamation and say a few words about the day.

"IN CAMERA" MEETING

MOVED by Councillor Woodsworth
SECONDED by Councillor Jang

THAT Council will go into a meeting later this day which is closed to the public, pursuant to Section 165.2(1) of the Vancouver Charter, to discuss matters related to paragraphs:

(b) personal information about an identifiable individual who is being considered for an award or honour, or who has offered to provide a gift to the city on condition of anonymity;

(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city.

CARRIED UNANIMOUSLY

ITEMS ARISING FROM THE "IN CAMERA" MEETING OF MAY 3, 2011

Council appointed James F. Bussey and Paul Wu to the First Shaughnessy Advisory Design Panel.

ADOPTION OF MINUTES

1. Special Council (Public Hearing) - April 21 and May 3, 2011

MOVED by Councillor Deal
SECONDED by Councillor Cadman

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

2. Regular Council - May 3, 2011

MOVED by Councillor Deal
SECONDED by Councillor Cadman

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

3. Regular Council (City Services and Budgets) - May 5 and 9, 2011

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Jang

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Woodsworth

THAT Council adopt Administrative Reports A1 to A4 and Policy Report P3 on consent.

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. REZONING: 8495 Granville Street (Marpole Safeway)

After the conclusion of the Public Hearing on May 3, 2011 (reconvened from April 21, 2011), on the above-noted rezoning application, Council referred discussion and decision to the Regular Council meeting on May 17, 2011, as Unfinished Business.

Carli Edwards, Parking Management Engineer, Brent Toderian, Director of Planning, and Scot Hein, Senior Urban Designer, Community Planning, responded to questions regarding this application.

MOVED by Councillor Louie

- A. THAT the application by Henriquez Partners, on behalf of Westbank, to rezone 8495 Granville Street (PID: 008-916-250, Lot D, Block 7, DL 325, Plan 12319) from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to allow a mixed use development of residential and commercial uses, generally as presented in Appendix A, of the Policy Report dated March 1, 2011, entitled "CD-1 Rezoning - 8495 Granville Street (Marpole Safeway)", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Henriquez Partners, and stamped "Received City Planning Department, November 19, 2010", 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:

Urban Design

- 1. Design development to improve the pedestrian experience for Granville Street.

Note to applicant: The following design improvements are required:

- (i) Elimination of upper street facing solid walls, including the mezzanine, for the food store tenancy to maximise transparency and ambient light onto the public realm at night.
- (ii) Simplification of the food tenancy form, in consultation with the food store operator, with a greater emphasis on high quality storefront/building envelope systems that reinforces the locally serving importance for the Granville High Street serving the Marpole Neighbourhood.
- (iii) Introduction/expression of more distinctive street fronting services/"boutique" tenancy from the food store programme, including coffee and floral retail, while also remaining accessible from the interior food store.
- (iv) Provision of substantive and functional weather protection noting that greater system depth is required when mounted higher above the sidewalk for adequate protection from the elements. Glass is required.
- (v) Design development to mitigate site slope/crossfall with more detailed design that better disguises below grade parking and ground floor slab interface. Some portions of the food store, such as the boutique tenancies required under c), will require a stepped slab.
- (vi) More detailed design to the north parking ramp opening, and related public realm, to improve visual quality, including the provision of a security gate that is architecturally consistent with required high quality storefront systems under b) to ensure seamless visual continuity.

2. Design development to the overall massing and character of the three residential buildings to ensure greater variety and distinction towards establishing a local Marpole identity.

Note to applicant: The following design improvements are required:

- (i) Design development to further sculpt Building A to achieve maximum separation, light, privacy and distinctiveness from Building B and to improve shadow performance on the food store rooftop.
- (ii) Elimination of one floor of the northerly portion of Building C. This density may be considered for an additional storey for Building A subject to improvements under 1.2 A) above. Further design development within Building C to express as two distinct buildings, while improving block scale and introducing greater variety of architectural expression, is also required.
- (iii) Design development to Building B to further sculpt tower form with an emphasis on distinctiveness and shadow performance.
- (iv) Design development to vertical circulation, including elevator and stair towers, to maximise transparency and ambient light where appropriate.

3. Design development to improve the pedestrian experience for the public realm, including the internal east-west route.

Note to applicant: The following design improvements are required:

- (i) Provision of a draft public realm plan for the site. Typical public realm details are intended to be extended to future development frontages on Granville Street, Cornish Street and flanking east-west streets.
- (ii) Introduction of additional active ground-oriented storefront tenancies along the east-west route through the site including potential opportunities for Building B, and adjacent to the playground in Building C.
- (iii) Design development to improve the public realm quality of the 70th Avenue and Cornish Street intersection including landscape treatment for the median north of 70th Avenue.

4. Design development to confirm rooftop landscape amenity for active and passive programming.

Note to applicant: The following design improvements are required:

- (i) Introduction of a green roof over the food store, subject to screened mechanical systems and related operational access areas.

- (ii) Exploration of bridge access from Building C to the rooftop amenity.
 - (iii) Refinement and programming of outdoor amenity for residents of Building A.
5. Confirmation of potential on-site opportunities for public institutional amenities.

Note to applicant: Clarification of potential location(s), general layout, ground oriented entry and access, as well as related rooftop amenity over the food store, is required.

6. Provision of a conceptual signage package.

Note to applicant: The package should provide specific signage locations, types and size/scale to ensure proper announcement, hierarchy and high quality design/creative expression. Box signs are not permitted. Granville Street fronting signage should reinforce the Marpole Neighbourhood high street identity. Note: The Crossroads Development located at Cambie Street and Broadway (northwest corner) is a relevant precedent.

7. Provision of draft commercial tenancy design guidelines that outlines anticipated interior design quality, including proposed materiality, detailing, glazing and lighting to ensure visual interest for pedestrians. Confirmation of maximum transparency with respect to internalized layout(s) is required. Food store tenancy glazing systems should remain transparent.

8. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver equivalency, including at least three optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming LEED® Silver equivalency and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set. Pursuit of LEED® Gold rather than Silver is encouraged.

Landscape Review

9. Design development to enhance connectivity and sense of community by making the site inviting to pedestrians and bikes at grade. This could be achieved by the addition of walkways and bike paths throughout the site, guided by wayfinding signs.

10. Design development to provide clear resident access and wayfinding through the entire open space system.
11. Design development to shared gardening areas to adhere to Council's Urban Agriculture Guidelines for the Private Realm. These areas are to receive maximum solar exposure, universal accessibility and be provided with amenities such as raised beds, water for irrigation, potting bench, tool storage and composting.
12. Provision of detail or image illustrating proposed entry announcements at Granville Street, West 70th Avenue and Cornish Street and presentation to public realm.
13. A full Landscape Plan to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
14. Section details at a minimum scale of 1/4"=1'-0" scale to illustrate proposed landscape elements including planters on building structures, benches, fences, gates, arbours and trellises, posts and walls and water features. Planter section details must confirm depth of proposed planting on structures.
15. A high-efficiency irrigation system to be provided on all planted rooftops, in all landscape common areas and hose bibs in patio areas as needed (illustrated on the Landscape Plan).
16. A tree retention/removal/replacement plan to be provided to clearly indicate tree types and a schedule of tree type, size and quantity.
17. New street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Amit Gandha (604 257-8587) of Park Board regarding tree species.
18. A Landscape Lighting Plan to be provided for security purposes.
19. Exploration of including trellis and vines over the underground garage access ramp.
20. Large scale sections (1/4"=1'-0" or 1:50) illustrating the buildings to public realm interface facing the street.

Note to applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

21. Any emergency generators, transformers, and gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.

Engineering Services

22. Delete the close-ended concrete slab extensions shown encroaching onto West 70th Avenue.
23. Reconfigure parking and loading layout for the spaces in front of the liquor store and adjacent drive aisle onto Granville Street to reduce or eliminate conflicts with traffic entering and exiting the site all to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services.
24. Modify drawings to clearly note column widths and lengths for columns that encroach into parking stalls.

Note to applicant: Maximum column width centred on the stall dividing line is 0.3 m.

25. Show location of shopping cart storage areas.
26. Provision of an improved plan showing the design elevations, slopes and crossfalls for the ramp, drive aisles and parking spaces within the development.

Note to applicant: The percent of slope, the length of the ramp at the specified slope, and design elevations on both sides of the ramp at all break points (plus along the centre of travel lanes in curves) must be shown on the submitted drawings.

27. Reduce the size of the projection over the small car spaces on P1 on Section AA on plan A2.01.

Note to applicant: Projections into the stall from the wall must not be more than 1.2 m (4 ft.). The corner of such projection is to be chamfered at 45 degrees for a minimum of 10 cm (4 in.) and the vertical face of at least every other stall marked "CAUTION - LOW CLEARANCE" in minimum 10 cm (4 in.) high black letters on a yellow background.

28. Redesign the bottom of the main ramp on P2 to reduce the number of conflicting turning movements.

Note to applicant: A continuous one-way circulation would be acceptable.

29. Redesign the loading bay access to reduce the impacts of the loading operation on traffic using the laneway and to ensure independent access to the loading bays.

Note to applicant: Semi-trailers will be backing into the lane to access the proposed Class C loading spaces and conflicting with traffic in the lane.

30. Provision of bicycle wheel ramps in the stairwells from the bicycle room in Core C or provision of a full width bike ramp.

31. A crossing application will be required.

32. Clarification of the garbage pick up operation and confirmation that the garbage provision is adequate for the individual uses on the site. Please provide details of garbage needs for each use and provide written confirmation from a waste hauler that they can access and pick up from the locations shown on the plans.

33. Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Parking By-law, including those concerning exemptions, and relaxations, all as defined under the Parking By-law effective at the time of development application except for the following.

- (i) Minimum parking shall be reduced by 10% for this site as it is located within two blocks of two distinct bus routes that run north to south and east to west, or may be reduced by a greater amount if validated by a shared use analysis.
- (ii) Maximum permitted parking shall be the minimum parking requirements appearing in the Parking By-law as of the date of the Rezoning application.
- (iii) A transportation demand management plan shall be submitted to the satisfaction of the General Manager of Engineering Services which promotes sustainable modes of travel while reducing reliance on the private auto. Note the TDM plan should contemplate techniques such as unbundling of parking, car-sharing, transit support, etc.

Sustainability

34. Revise "Marpole Village District and Renewable Energy Screening Study" to the satisfaction of the General Manager of Engineering Services.
35. A geotechnical assessment and ground conductivity analysis is required and is to be conducted by a qualified professional to confirm viability of a closed loop geexchange option to the satisfaction of the General Manager of Engineering Services. If geotechnical assessment and revisions to the report support geothermal system development, such a system shall be required for the development. If a geotechnical assessment and further analysis does not support geothermal system development, then a suitable alternative with comparable low GHG performance will be selected from screened technologies and shall be implemented, all to the satisfaction of the General Manager of Engineering Services.
36. The Renewable Energy System shall provide all heating and domestic hot water services to buildings within the development except where the use of solar systems to generate heat energy or equipment to acquire waste heat energy from the refrigeration or cooling system of a building is approved by the General Manager of Engineering Services on a case by case basis for the purpose of supplementing the heat energy provided by the Renewable Energy System.
37. Space heating and ventilation make-up air shall be provided by hydronic systems, without electric resistance heat, distributed heat generating equipment gas fired make-up air heaters, etc.
38. No heat producing fireplaces are to be installed within residential suites.

Note to Applicant: All fireplaces are discouraged. A letter from a professional Engineering outlining any provision for ornamental fireplaces is to be submitted at the time of application for Building Permit to state that the fireplaces installed are not heat producing.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the satisfaction of the Director of Planning, the Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Release of Statutory Right-of-Way BK71028 (as shown on Plan LMP27560), and Statutory Right-of-Way 427671M (as shown on Explanatory Plan 8960), and for the removal/relocation of any services contained within them.
2. Provision of a Statutory Right-of-Way to allow public access to the open space to be provided on the site adjacent to Cornish Street between buildings.
3. Modification, replacement or release of the Telus Statutory Right-of-Way BK95744 and removal or relocation of the underground communication ducts currently within the area shown on Plan LMP27560.
4. Removal of the non-active Terasen Gas line City records indicate is west of Statutory Right-of-Way BK71028 and BK95744.
5. Removal or relocation of the BC Hydro underground electrical duct and kiosk indicated in Statutory Right-of-Way BW570th992 in the southwest corner of the site, where new structures are proposed to be placed.
6. Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for an encroachment agreement for the large non-standard canopy proposed over Granville Street.

Note: canopies must be fully demountable and drained to the buildings internal building drainage system. Please clarify extent of canopy encroachment, some drawings show different areas of encroachment.

7. Execute a Services Agreement that facilitates a phased approach to development, to detail the delivery of all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called "the Services") such that they are designed, constructed and installed at no cost to the City, and that all necessary street dedications and rights-of-way for the Services are provided. The agreement shall include, but be not limited to, the following provisions to the satisfaction of the General Manager of Engineering Services:
 - (i) the provision that no development permit will be issued for a phase until the design of the Services required for that particular phase of development are completed;
 - (ii) the provision that no occupancy of any buildings or improvements in a phase until the Services required for that particular phase of development are completed;

- (iii) the agreement shall include the following works to the satisfaction of the General Manager of Engineering Services:
 - a. Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required, please supply project details including projected fire flow demands to determine if water system upgrading is required, should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading.
 - b. 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 and their related devices such as junction boxes, kiosks etc. 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.
 - c. Provision of road/sidewalk improvements to prevent access and egress from the lane south of 68th Avenue at Cornish Street. Closure of the lane entry to vehicles while ensuring pedestrian and bicycle access is required. Removal of the existing curb returns and pavement and installation of a curb and sidewalk design that prevents vehicular use while allowing pedestrian and bicycle is required.
 - d. Relocate/re-align the proposed driveway access on 70th Avenue in a westerly direction to incorporate an eastbound to northbound left turn bay onto the site.
 - e. Provision of road/curb modifications on 68th Avenue between Granville Street and Cornish Street to better manage traffic that may use 68th Avenue and the lane west of Granville Street at 68th Avenue as access and egress to and from the site. Traffic diverters and/or full closure of portions of 68th Avenue may be required.
 - f. Provision of a public bicycle plaza to be located along or in close proximity to Cornish Street to provide an amenity for the Cornish Street bicycle lane users. The area is to include seating, bicycle racks, a drinking fountain and an air station and should be fully maintained by the adjacent

- development. A legal agreement to maintain the plaza will be required.
- g. Provision of upgraded street lighting along Cornish Street frontage, lighting to meet greenways/bikeways standards, including the provision of pedestrian level lighting.
 - h. Upgrading of the sidewalk on Cornish Street to Greenways standards through provision of a new 1.8 m wide sawcut concrete sidewalk.
 - i. Provision of a concrete lane entry at the lane west of Granville on the south side of West 68th Avenue.
 - j. Provision of street trees adjacent the site where space permits.
 - k. Provision of an east bound to north bound left turn bay on 70th Avenue to serve the site including associated road and utility modifications to accommodate the installation of the left turn bay.
 - l. Upgrading of the existing traffic signal at Granville Street and 70th Avenue. Provision of eastbound and westbound left turn phases are required.
 - m. Provision of a semi-actuated traffic signal and related road, sidewalk and utility modifications at the proposed northerly Granville Street access to the site.

Community Amenity Contribution (CAC)

- 8. Prior to enactment of the rezoning by-law, remit payment to the city of the Community Amenity Contribution of \$1,800,000 which the developer has offered to the City.

Sustainability

- 9. Grant an option to purchase in favour of the City (with the right to assign the option to purchase to a utility operator) a minimum 200 m² suitable site to be utilized for an energy system plant, and/or make provisions within the utility rooms of each parcel to serve as additional sites for the Renewable Energy System, depending upon the final design and components of the Renewable Energy System.

Note to applicant: The form of the Renewable Energy System is further being refined and may require one site or multiple utility room sites within appropriate development parcels for the siting of an energy system plant(s).

- 10. Make arrangements for appropriate agreements for access to and operation of the Renewable Energy System including access to Renewable Energy System related infrastructure within each building comprising the development.

11. Make arrangements for either a request for proposal or other similar process to solicit proposals from possible utility providers for the development and operation of the future Renewable Energy System utility or other arrangements to the satisfaction of the General Manager of Engineering Services in order to facilitate the development of the Renewable Energy System.

Public Art

12. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: To discuss your public art application and fulfillment options please call Bryan Newson, Public Art Program Manager, at 604.871.6002.

Housing

13. That the owner make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services, to secure the 31 designated dwelling units, as described in the attached Report to Council, as rental for the life of the building or 60 years, whichever is longer, pursuant to the STIR program.

Soils

14. Submit a site profile to the Environmental Protection Branch (EPB).
15. That the property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
16. 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 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 Water, Land and Air Protection.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, 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 sites 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-laws.

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 Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" (C-2)], generally as set out in Appendix C, of the Policy Report dated March 1, 2011, entitled "CD-1 Rezoning - 8495 Granville Street (Marpole Safeway)", be approved.
- C. THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law to include this CD-1 in Schedule A, generally as set out in Appendix C, of the Policy Report dated March 1, 2011, entitled "CD-1 Rezoning - 8495 Granville Street (Marpole Safeway)", for enactment following the approval and enactment of the CD-1 By-law.

CARRIED
(Councillors Cadman and Woodsworth opposed)

ADMINISTRATIVE REPORTS

1. **Business Licence Hearing Panels - June and July 2011**
May 2, 2011

THAT Council delegate the holding of hearings under Section 275 or 278, or appeals under Sections 277 of the Vancouver Charter or under Section 36(7) of the Motor Vehicle Act, for those hearing dates designated by Council to a panel of three Council Members as follows:

June 14, 2011 - 9:30 AM
Councillor Louie - Chair
Councillor Jang
Councillor Woodsworth
Councillor Cadman - Alternate

June 22, 2011 - 9:30 AM
Councillor Chow - Chair
Councillor Meggs
Councillor Reimer
Councillor Jang - Alternate

July 12, 2011 - 9:30 AM
Councillor Woodsworth - Chair
Councillor Cadman
Councillor Stevenson
Councillor Anton - Alternate

July 20, 2011 - 9:30 AM
Councillor Deal - Chair
Councillor Chow
Councillor Louie
Councillor Reimer - Alternate

Should any of the above members of Council be unable to attend the hearings, the hearings and the power to make a Council decision in relation to those hearings will be delegated to the remaining two Councillors and alternate Councillor.

ADOPTED ON CONSENT

**2. First & Second Step Report, Local Improvements by Petition,
Court of Revision - June 14, 2011
April 8, 2011**

- A. THAT petition projects listed in Appendix I of the Administrative Report dated April 8, 2011, and entitled "First & Second Step Report, Local Improvements by Petition, Court of Revision, June 14, 2011" be advanced as Local Improvements and be brought before a Court of Revision on June 14, 2011.
- B. THAT the reports of the City Engineer and Director of Finance be adopted together with details of the Second Step Report as summarized in Appendix II of the Administrative Report dated April 8, 2011, and entitled "First & Second Step Report, Local Improvements by Petition, Court of Revision, June 14, 2011". Source of funds for the total City's share of \$705,827 is:
 - i. \$491,801 from the 2009 and 2011 Basic Capital Budget Program A1a4- Roads & Pavements, Streets - Local Improvements and \$40,000 from the 2011 Basic Capital Budget Program A1a6 - Roads and Pavements, Lanes - Local Improvements
 - ii. \$174,026 from the 2011 Basic Capital Budget Program A1a6 - Roads & Pavements, Lanes - Local Improvements.

ADOPTED ON CONSENT

**3. 7070 Knight Street (Fire Hall #17): Establishment of Land for Road Purposes
April 27, 2011**

THAT Council approve the establishment of a 119.8 square metre (1289.51 sq ft) of land for road purposes from 7070 Knight Street (Fire Hall #17) legally described as Parcel Identifier: 009-539-875 Lot F Blocks 29 to 31 District Lot 200 Plan 9987.

ADOPTED ON CONSENT

**4. Housing Agreement for 1075 Burnaby Street
May 3, 2011**

A. THAT Council approve entering into a Housing Agreement and Land Title Act Section 219 Covenant with the owner of 1075 Burnaby Street, to secure forty five (45) units, as residential rental, for 60 years or the life of the building, whichever is longer, as summarized in the Administrative Report dated May 3, 2011, entitled "Housing Agreement for 1075 Burnaby Street" and subject to the satisfaction of the Managing Director of Social Development, but that no legal rights or obligations be created or will arise until the housing agreement as authorized by by-law and Section 219 Covenant are signed and registered.

B. THAT the Director of Legal Services be instructed to bring forward a by-law to enter into the Housing Agreement.

ADOPTED ON CONSENT

POLICY REPORTS

**1. CD-1 Rezoning: 6311 Cambie Street (6309-6337 Cambie Street)
May 5, 2011**

MOVED by Councillor Anton

A. THAT the application by GBL Architects on behalf of Cedar Development Corporation, to rezone 6309-6337 Cambie Street (Lots 9 & 10 of Lot B, Block 1008, DL 526, Plan 10803; PID: 009-301-011 and PID: 008-249-369, respectively) from RT-1 (Two-Family Dwelling) to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use commercial and residential building, be referred to a Public Hearing, together with:

- (i) plans received July 28, 2010;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 5, 2011, entitled "CD-1 Rezoning: 6311 Cambie Street (6309-6337 Cambie Street)"; and
- (iii) the recommendation of the Director of Planning to approve the application, subject to conditions contained in Appendix B of the same Policy Report;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A of the same Policy Report for consideration at the Public Hearing.

- B. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (C-2), as set out in Appendix C of the Policy Report dated May 5, 2011, entitled "CD-1 Rezoning: 6311 Cambie Street (6309-6337 Cambie Street)", be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C of the same Policy Report, for consideration at the Public Hearing.

- C. THAT, subject to approval of the rezoning, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated May 5, 2011, entitled "CD-1 Rezoning: 6311 Cambie Street (6309-6337 Cambie Street)";

FURTHER 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.

- D. THAT A, B and C above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY

2. **CD-1 Rezoning: 1650 Quebec Street
May 3, 2011**

MOVED by Councillor Anton

- A. THAT the application by Bosa Properties Inc. to rezone 1650 Quebec Street (PID 007-766-858; Lot 8, Block E, DL's 200A and 2037, Plan 14963) from M-2 Industrial and a portion of 1615 Main Street (PID 008-758-158; Lot F, Except Part in Plan 14963, Block 2, DL 200A, and of DL 2037, Plan 12966) from FC-1 East False Creek District, both to a CD-1 Comprehensive Development District to permit an 18 storey residential strata building and an 8-storey mixed-used rental building with a total floor area of 20 820 m² (224,114 sq. ft.), be referred to a public hearing, together with:
- (i) plans prepared by Neale Staniszkis Doll Adams Architects, received October 5, 2010, represented in Appendix F of the Policy Report dated May 3, 2011, entitled "CD-1 Rezoning: 1650 Quebec Street";
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the same Policy Report; and
 - (iii) the recommendation of the Director Planning to approve the application, subject to conditions contained in Appendix B of the same Policy Report;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A of the same Policy Report for consideration at the public hearing.

- B. THAT if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (DD), as set out in Appendix C of the Policy Report dated May 3, 2011, entitled "CD-1 Rezoning: 1650 Quebec Street", be referred to the same public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally as set out in Appendix C for consideration at the public hearing.

- C. THAT, subject to approval of the rezoning at the public hearing, the Noise Control By law be amended to include this Comprehensive District in Schedule B as set out in Appendix C of the Policy Report dated May 3, 2011, entitled "CD-1 Rezoning: 1650 Quebec Street";

FURTHER 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.

- D. THAT A to C above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.
- E. THAT staff be directed to report back at the Public Hearing on what measures would be taken to ensure pedestrian and cycling circulation is the primary focus of the adjacent east/west running streets.

CARRIED UNANIMOUSLY

**3. Amendment to Protection of Trees By-law
May 2, 2011**

THAT Council approve amendments to the Emergency Removal Provisions of the Protection of Trees By-law No. 9958, generally as presented in Appendix A of the policy Report dated May 2, 2011, entitled "Amendment to Protection of Trees By-law";

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary by-law, generally in accordance with Appendix A of the same Policy Report, for enactment.

ADOPTED ON CONSENT

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Woodsworth

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Woodsworth
SECONDED by Councillor Jang

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1, 2 and 3, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend False Creek North Official Development Plan By-law No. 6650 regarding sustainability in Northeast False Creek (By-law No. 10259)
(Councillor Cadman ineligible for the vote)
2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2250 Commercial Drive) (By-law No. 10260)
(Councillor Meggs ineligible for the vote)
3. A By-law to approve a Housing Agreement for 1075 Burnaby Street (By-law No. 10261)

MOTIONS

A. Administrative Motions

1. **Approval of Form of Development: 2250 Commercial Drive**

MOVED by Councillor Louie
SECONDED by Councillor Woodsworth

THAT the form of development for this portion of the site known as 2250 Commercial Drive, be approved generally as illustrated in the Development Application Number DE414184, prepared by Ankenman Marchand Architects, and stamped "Received, Community Services Group, Development Services", on March 16, 2011, provided that the Director of Planning may impose conditions and approve design changes which

would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

2. Approval of Form of Development: 1304 Hornby Street (1308 Hornby Street)

MOVED by Councillor Louie

SECONDED by Councillor Woodsworth

THAT the form of development for this portion of the site known as 1304 Hornby Street (1308 Hornby Street being the application address) be approved generally as illustrated in the Development Application Number DE414412, prepared by Concert Properties Ltd., and stamped "Received, Community Services Group, Development Services", on April 8, 2011, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

3. Approval of Form of Development: Great Northern Way Campus (685 Great Northern Way)

MOVED by Councillor Louie

SECONDED by Councillor Woodsworth

THAT the form of development for this portion of the site known as Great Northern Way Campus (685 Great Northern Way being the application address) be approved generally as illustrated in the Development Application Number DE414238, prepared by Musson Cattell Mackey Partnership, and stamped "Received, Community Services Group, Development Services", on March 23, 2011, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

4. Establishing road on the east side of Knight Street, between 54th Avenue and 55th Avenue, adjacent to 7070 Knight Street, for a widening strip to realign the curve and widen traffic lanes to improve safety on Knight Street

MOVED by Councillor Woodsworth

SECONDED by Councillor Jang

THAT WHEREAS the registered owner, the City of Vancouver, wishes to establish for road purposes lands in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Lot F, Blocks 29 to 31, District Lot 200, Plan 9987, as shown heavy outlined on a plan of survey completed March 2, 2011, attested to by James E. Gregson, B.C.L.S. and marginally numbered LD5059.

AND WHEREAS it is deemed expedient and in the public interest to allocate the said lands for highway purposes.

BE IT RESOLVED that the above described lands are hereby allocated for highway purposes and declared to form and to constitute a portion of a road.

CARRIED UNANIMOUSLY

5. Establishing road on the west side of Knight Street, between 57th Avenue and 59th Avenue, adjacent to 7441 Knight Street, for a widening strip for the installation of left turn bays on Knight Street at 57th Avenue and 54th to 57th Avenue Safety Improvements

MOVED by Councillor Woodsworth
SECONDED by Councillor Jang

THAT WHEREAS the registered owner will be conveying to the City of Vancouver for road purposes lands in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Lot 14, Block 23, District Lot 200, Plan 7942 as shown heavy outlined on plan of survey completed March 4, 2011, attested to by James E. Gregson, B.C.L.S. and marginally numbered LD5083.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT RESOLVED that the above described lands to be conveyed are hereby accepted and allocated for road purposes and declared to form and to constitute a portion of a road.

CARRIED UNANIMOUSLY

6. **Establishing road on the west side of Knight Street, between 57th Avenue and 59th Avenue, adjacent to 7475 Knight Street, for a widening strip for the installation of left turn bays on Knight Street at 57th Avenue and 54th to 57th Avenue Safety Improvements**

MOVED by Councillor Woodsworth
SECONDED by Councillor Jang

THAT WHEREAS the registered owner will be conveying to the City of Vancouver for road purposes lands in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Lot 16, Block 23, District Lot 200, Plan 7942 as shown heavy outlined on plan of survey completed March 7, 2011, attested to by James E. Gregson, B.C.L.S. and marginally numbered LD5085.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT RESOLVED that the above described lands to be conveyed are hereby accepted and allocated for road purposes and declared to form and to constitute a portion of a road.

CARRIED UNANIMOUSLY

B. Motions on Notice

1. **Request for Leave of Absence - Councillor Louie**

MOVED by Councillor Cadman
SECONDED by Councillor Jang

THAT Councillor Raymond Louie be granted Leave of Absence for Personal Reasons from meetings to be held on Tuesday, June 28, 2011.

CARRIED UNANIMOUSLY

2. **Request for Leave of Absence - Councillor Stevenson**

MOVED by Councillor Cadman
SECONDED by Councillor Jang

THAT Councillor Stevenson be granted Leave of Absence for Civic Business from meetings to be held on June 14, 2011.

CARRIED UNANIMOUSLY

NEW BUSINESS

1. Request for Leave of Absence - Councillor Cadman

MOVED by Councillor Jang
SECONDED by Councillor Chow

THAT Councillor Cadman be granted Leave of Absence for Civic Business from meetings to be held on May 31, 2011.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. EasyPark

Councillor Anton enquired on the current status of EasyPark. Councillor Jang, liaison to the EasyPark Board, provided information regarding recent activities and noted additional information may be available after the Board meets the next day.

The Council adjourned at 3:45 pm

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