



SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 27, 2012

A Special Meeting of the Council of the City of Vancouver was held on Monday, February 27, 2012, at 7:36 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the zoning, heritage, sign and subdivision by-laws. Subsequently, the meeting reconvened on February 28, 2012, at 6:12 pm, March 1, 2012, at 6:12 pm, March 27, 2012, at 7:08 pm, April 4, 2012, at 6:15 pm, and April 5, 2012, at 6:11 pm. The Minutes are consolidated for ease of reference.

- PRESENT:**
- Mayor Gregor Robertson
  - Councillor George Affleck
  - Councillor Elizabeth Ball\*
  - Councillor Adriane Carr
  - Councillor Heather Deal
  - Councillor Kerry Jang
  - Councillor Raymond Louie
  - Councillor Geoff Meggs
  - Councillor Andrea Reimer\*
  - Councillor Tim Stevenson\*
  - Councillor Tony Tang
- ABSENT:**
- Councillor Elizabeth Ball (March 27 and April 4, 2012 - Sick Leave)
  - Councillor Andrea Reimer (February 27, 2012 - Item 1; April 4 and 5, 2012 - Sick Leave)
  - Councillor Tim Stevenson (March 27, April 4 and 5, 2012 - Leave of Absence)
- CITY MANAGER'S OFFICE:**
- Penny Ballem, City Manager\*
  - Sadhu Johnston, Deputy City Manager\* (February 27, 2012)
  - Brenda Prosken, Acting General Manager, Community Services\* (February 27 and March 1, 2012)
- CITY CLERK'S OFFICE:**
- Janice MacKenzie, Acting City Clerk (April 5, 2012)
  - Pat Boomhower, Meeting Coordinator (February 27, March 1, March 27, April 4, 2012)
  - Tina Hildebrandt, Meeting Coordinator (April 5, 2012)
  - Lori Isfeld, Meeting Coordinator (February 28, 2012)

\* Denotes absence for a portion of the meeting.

## COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson  
SECONDED by Councillor Jang

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

CARRIED UNANIMOUSLY  
(Councillor Reimer absent for the vote)

\* \* \* \* \*

*At this point in the proceedings, Mayor Robertson announced that Council will be considering changes to the Procedure By-law that week and, if the amendments were enacted by Council before the end of the public hearing, they would apply to this public hearing.*

\* \* \* \* \*

### 1. HERITAGE DESIGNATION: 2627 West 7th Avenue (The Bielby Residence)

An application by Alexandre Ravkov, Architect, Alexandre Ravkov Inc., was considered as follows:

Summary: To designate the existing house as a protected heritage property. Density in excess of that permitted in the RT-8 zoning is proposed under development permit application DE415154, in exchange for heritage protection and conservation. The proposal also includes construction of a new infill one-family dwelling at the rear of the site.

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

#### Summary of Correspondence

No correspondence had been 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 instruct the Director of Legal Services to bring forward for enactment a by-law to designate the existing building, known as "The Bielby Residence" (the "heritage building") at 2627 West 7th Avenue, legally described as PID: 028-762-436, Lot 1, Block 15, District Lot 192, Group 1 New Westminster District Plan BCP50075, (the "Lands"), and that the heritage building be designated thereby as a protected heritage property pursuant to Section 593 of the *Vancouver Charter*;
- B. THAT A above be adopted on the following conditions:
  - (a) 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 and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
  - (b) THAT the City's Mayor and Council and officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY  
(Councillor Reimer ineligible to vote)

## 2. TEXT AMENDMENT: Miscellaneous Text Amendments (city-wide)

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

Summary: To amend the following CD-1 (Comprehensive Development) District By-laws: CD-1 #462 (By-law No. 9594) for 140 West 1st Avenue, CD-1 #464 (By-law No. 9600) for 99 West 2nd Avenue, CD-1 #490 (By-law No. 10123) for 2304 West 8th Avenue, CD-1 #500 (By-law No. 10238) for 6511 Granville Street, and CD-1 #513 (By-law No. 10382) for 2402 East Broadway for miscellaneous text amendments; and to amend the Sign By-law (By-law No. 6510) for miscellaneous text amendments.

The Director of Planning recommended approval.

### Summary of Correspondence

No correspondence had been received on this application since referral to Public Hearing.

### Speakers

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

## Council Decision

MOVED by Councillor Deal

A. THAT amendments to the following CD-1 (Comprehensive Development) District By-laws:

- (a) CD-1 #462 (By-law No. 9594) for 140 West 1st Avenue;
- (b) CD-1 #464 (By-law No. 9600) for 99 West 2nd Avenue;
- (c) CD-1 #490 (By-law No. 10123) for 2304 West 8th Avenue;
- (d) CD-1 #500 (By-law No. 10238) for 6511 Granville Street; and
- (e) CD-1 #513 (By-law No. 10382) for 2402 East Broadway;

generally as presented in Appendix A of the Policy Report dated January 6, 2012, entitled "Miscellaneous Text Amendments: CD-1 By-laws #462, #464, #490, #500, and #513; and the Sign By-law", be approved.

B. THAT amendments to the Sign By-law (By-law No. 6510), generally as presented in Appendix B of the Policy Report dated January 6, 2012, entitled "Miscellaneous Text Amendments: CD-1 By-laws #462, #464, #490, #500, and #513; and the Sign By-law", be approved.

CARRIED UNANIMOUSLY

### 3. REZONING: 4350 Oak Street (Beth Israel Synagogue)

An application by Mark Ostry, Acton Ostry Architects Inc., was considered as follows:

Summary: To rezone from RS-1 (One-Family) District to CD-1 (Comprehensive Development) District to permit development of a four-storey addition to the rear of the existing synagogue, as well as renovations to the existing building; and a new four-storey building along the east property line, for community-serving office and service uses. The proposal includes a height of 16.16 metres, a total floor area of 7 278.8 m<sup>2</sup> (78,351 square feet), a floor space ratio (FSR) of 0.96, and an increase from 100 to 200 parking spaces.

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

Council also had before it a Memorandum from the Assistant Director of Current Planning, dated February 20, 2012, which recommended the following minor changes from original by-law provisions and conditions of approval for the application:

#### Recommendation C

THAT Appendix A of the Policy Report dated January 10, 2012 titled "CD-1 Rezoning - 4350 Oak Street (Congregation Beth Israel Synagogue)" be amended to add the following provision to the Density section:

- “Computation of floor space ratio must exclude where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.”

#### Recommendation D

THAT Appendix B of the Policy Report dated January 10, 2012 titled “CD-1 Rezoning - 4350 Oak Street (Congregation Beth Israel Synagogue)” be amended to replace condition (b)18 in with the following:

- “18. Design development to allow for an interim two-way driveway operation from 28th Avenue until such time as the Talmud Torah School proceeds with construction of their new building.”

#### Staff Opening Comments

Yardley McNeill, Rezoning Planner, Current Planning, reviewed the above-noted Memorandum.

#### Summary of Correspondence

The following correspondence was received on this application since referral to Public Hearing:

3 letters in support.

#### Speakers

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

#### Council Decision

MOVED by Councillor Stevenson

- A. THAT the application, by Acton Ostry Architects on behalf of Congregation Beth Israel, to rezone 4350 Oak Street (*PID: 010-720-570, Lot A Block 716 District Lot 526 Plan 7119*) from RS-1 (Single-Family Residential) District to CD-1 (Comprehensive Development) District to permit additions to the existing synagogue building and development of a four-storey building to contain community serving office uses, generally as presented in Appendix A of the Policy Report dated January 10, 2012, entitled “CD-1 Rezoning - 4350 Oak Street (Congregation Beth Israel Synagogue)”, be approved subject to the following conditions:

#### 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 Acton Ostry Architects Inc. and stamped “Received City Planning Department, September 12, 2011”,

provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed schemes 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 further refine the detailing of the building facades to fully demonstrate the design intent of the architectural expression illustrated.  
Note to Applicant: Detailed sections are required.
2. Design development to the concrete wall alongside the driving ramp to improve its visual quality.
3. Consideration should be given to improving light access to the parking level through the use of light-wells and/or skylights.

#### **Crime Prevention Through Environmental Design (CPTED)**

4. Design development to respond to CPTED principles, having particular regard for:
  - (i) theft in the underground parking;
  - (ii) break and enter; and
  - (iii) mischief in alcove and vandalism, such as graffiti.

Note to Applicant: As with any large development, the applicant must consider and design against uncommon but potential risks such as break and enter to property or vehicles, mail theft, the perceived safety of underground parking areas, mischief and vandalism. Provide a strategy that identifies the particular risks that may arise on this site and proposes specific features to mitigate them. Show on the plans where these features should be located, and provide an indicative design for them.

#### **Landscape**

5. Provision of a fully labelled Landscape Plan, Sections and Details.
6. Illustration on the Landscape Plan and architectural Site Plan of all lane-edge utilities such as gas meters and transformers.  
Note to Applicant: All utilities should 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.

7. Submission of an ISA Certified Arborist report outlining tree retention methods for retained trees, including arboriculture practices recommendations for the safe retention of existing trees in accordance with the City's Protection of Trees By-law.  
  
Note to Applicant: A letter of assurance will be required as an agreement between the property owner and the Arborist for on-site supervision by the Arborist during excavation.
8. Design development to safely retain the two existing Norway Spruce Trees, located adjacent Oak Street near the north boundary of the property, as a visual amenity for the streetscape; and to limit excavation and proposed paving from within the tree protection zone, as noted on the Landscape Plan.
9. Provision of a Landscape Lighting Plan to illuminate pedestrian areas for security and safety purposes.  
  
Note to Applicant: The lighting should also be illustrated on the Landscape Plan.
10. Provision of soil depth for landscape over structures to meet or exceed BC Landscape and Nursery (BCLNA) standards.  
  
Note to Applicant: Provide large scale sections (1/4"=1'0" or 1:50) through planter areas to verify that sufficient soil depth can be accommodated for shrubs and trees. Note section locations on the Landscape Plan.
11. Provision of a thorough and detailed Landscape Management Schedule of the proposed landscape forms, including planters, green roof and irrigation systems, to ensure follow-up maintenance for long-term care of proposed plantings at all building locations.
12. Provision of best current practices for managing water conservation, including high-efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching, all to be illustrated on the Landscape Plan.  
  
Note to Applicant: Where the deletion of irrigation for all slab planters is a strategy to earn a LEED® point, provide a written rationale for the choice of plants, the amount of sun exposure, and the soil volumes. In addition, a maintenance schedule for watering (this may be hand watering) the plantings during the first year following installation (to ensure proper establishment).
13. Provision of a high-efficiency irrigation system in all landscape areas.  
  
Note to Applicant: The irrigation system design and installation shall be in accordance with the current Irrigation Association of

BC standards and guidelines. Notation to this affect should be added to the Landscape Plan.

14. New infill street trees proposed to be provided adjacent to the development site as noted on the Landscape Plan to be confirmed prior to issuance of any building permit for new development.

Note to Applicant: Contact Eileen Curran, Streets Engineering, ph: 604.871.6131 to confirm tree planting locations and Amit Gandha, Park Board, ph: 604.257.8587 for tree species selection and planting requirements. Provide a notation on the Landscape Plan, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm calliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet in length and 18 inches in depth. Call the Park Board for inspection after tree planting completion, phone: 311.

### Engineering

15. Provide a Transportation Demand Management Plan (TDM) 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 mixed-use reduction, car-pooling, transit support etc.
16. Parkade design issues to be addressed prior to issuance of the related development permit:  
The driveway crossing on 28th Avenue shall be designed to facilitate vehicle entry only with all vehicles exiting onto 26th Avenue.
17. Number and label all parking spaces to indicate which spaces are for Congregation Beth Israel (40) and for office space (76) as summarized in Table 6.2 of the Traffic Impact Assessment.
18. Design development to allow for an interim two-way driveway operation from 28th Avenue until such time as the Talmud Torah School proceeds with construction of their new building.
19. Consideration of removal of the temporary concrete no post barriers located on private property should be removed and replaced with a permanent wall
20. Clarify garbage storage areas and pick-up operations.



21. The following statements are to be noted on the landscape plans:
  - (i) "sidewalks are to be reconstructed from curb to property line fully at the applicant's expense";
  - (ii) "This plan is *Not for Construction* of any public property facilities. Prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as "*For Construction*"; 8 weeks notice is requested. No work on public property may begin until plans receive "for construction" approval and related permits are issued. Please contact Frank Battista at 604.873.7317 or Kevin Cavell at 604.873.7773 for details".
22. An interconnected water service will be required for this site.
23. Separate water and sewer services will likely be required for each of the synagogue and school properties. Please consult with Engineering Water and Sewers design staff to determine best servicing for this site.
24. Engineering requires additional information regarding the proposed uses for the hall(s) on site for large special events to evaluate the number of parking spaces required. The Traffic Impact Assessment submitted by the applicant suggests that parking for events with up to 750 people can be accommodated on site. The application indicates an intention is to rent out the facility for larger events (1,000-1,200), please provide the following information:
  - (i) A list of the rental stats for the past year for the current facility summarizing the event name, date, time, duration, and the number of people attending the event and the projected rental usage of the facilities with the expansion.
  - (ii) With the proposed parking, identify where the overflow parking would occur for large events once the underground parking is full.
  - (iii) How will neighbourhood traffic concerns be dealt with and resolved?

## Sustainability

25. Identification on the plans and elevations of the built elements contributing to the development's sustainability performance in achieving LEED® Gold equivalent with 63 points, including at least six optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold equivalent status 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.

## District Energy

26. The heating and domestic hot water system for each building comprising the development shall be designed to be easily connectable and compatible with a District Energy System to supply all anticipated heating and domestic hot water requirements. Design provisions related to district energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *District Energy Connectivity Standards* for specific design requirements, which include provisions related to the location of the mechanical room, centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for District Energy compatibility are provided for in the mechanical design.

27. Space heating is to be provided by hydronic systems, without electric resistance heaters, or distributed heat generating equipment.

Note to Applicant: Compliance with HVAC design requirements shall apply to each new build component of the development as development phasing progresses.

28. Design of the Vancouver Talmud Torah and Beth Israel Synagogue developments must incorporate centralization of mechanical heating equipment at one location within each development (i.e., two centralized mechanical rooms). Location of each centralized mechanical room must allow for ease of installation of distribution piping to connect the two developments in the future.

Note to Applicant: Centralization of mechanical equipment and appropriate siting of each mechanical room is intended to limit

the number of connection points to the District Energy System to one (i.e., one future Energy Transfer Station for the rezoned site) where feasible.

29. Provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: The Green Mobility and Clean Vehicles Strategy should be coordinated with the Transportation Study and Traffic Management Plan.

30. Provision of a Sustainable Rainwater Management plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site.

Note to Applicant: The requirements of the Sustainable Rainwater Management Plan should be coordinated/integrated with the required Landscape Plan (see condition #12 landscape plan condition).

31. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the development.

Note to Applicant: The strategy must provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream; and, minimize the vehicle trips required for collection, all to the satisfaction of the General Manager of Engineering Services; and, prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

## CONDITIONS OF BY-LAW ENACTMENT

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

### Engineering

1. Appropriate legal agreements to address all cross-boundary issues generated by this proposal such as new off-site parking and reciprocal access/parking arrangements; and for the release of Easement BV26869. The new agreements should be finalised once parking and access areas have been constructed.  
  
Note: A more detailed review of the cross-boundary issues and existing easements will be required prior to by-law enactment to better define the necessary legal arrangements.
2. Modification, replacement or discharge if possible of Statutory Right-of-Way BN264869 and Equitable Charge BN264870, and relocation or removal of any existing utility lines (sewer and Telus) within this right-of-way, if required. The arrangements can be completed when the services have been relocated or removed. Written confirmation that all services can be relocated or removed is required from the appropriate utility companies and the General Manager of Engineering Services.
3. Release of Easement Indemnity Agreement 560618M (commercial crossing agreements).
4. Provision of a Services Agreement to detail the delivery of all on-site and off-site works and services necessary or incidental to the servicing of the rezoning 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. No development permit will be issued for the property until the design of the Services is completed. The services shall include:
  - (i) Provision of improved sidewalks on the east side of Oak Street, west of the property, including a 1.4 m exposed aggregate front boulevard with street trees where space permits, standard 4-piece tree surrounds and 2.2 m concrete sidewalk is required. Provision of appropriate setbacks and rights of way on site where required to ensure adequate space is available for the installation of the widened boulevard and sidewalks.

Note: The existing mature trees may prevent the delivery of the widened sidewalk, should this situation arise, legal arrangements to secure the installation of the boulevard and sidewalk at a future date will also be required.

- (ii) Provision of \$100,000 funding for a bicycle facility on 28th Avenue from Oak Street to the existing entry to Children's and Women's Health Centre including related intersection, traffic signal and traffic diverter modifications at 28th Avenue and Oak Street. (The total work is estimated at \$375,000.)

Note: Should a benefiting adjacent development proceed concurrently with this project the applicants share may be reduced to reflect contributions from those benefiting developments. Should there be no benefiting developments within a 10 year period following occupancy of the site and the City does not choose to fund any balance needed to achieve the preferred bikeway design then the applicants will be released from the obligation.

- (iii) Re-location of the existing sewer contained in SRW BM264869 to avoid conflict with the proposed development. Modification or discharge of the existing right-of-way may be required. Sewers must be redirected/relocated towards Oak Street and 27th Avenue with all costs borne by the applicant.
- (iv) The applicant is to supply the fire flow rate for this development (maximum GPM to meet fire protection needs as supplied by their mechanical consultants). Once a review of this information is completed Engineering will determine if water system upgrading is necessary for this project if so, an appropriate servicing agreement will be necessary. If the applicant does not or cannot supply this information prior to by-law enactment then a servicing agreement will be necessary that allows for whatever upgrading as determined by the City Engineer as being necessary is to be fully funded by the developer with appropriate security being supplied prior to the start of any work by the City.

- 5. All utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to

show details of how the site will be provided with all services being underground.

6. Make arrangements for appropriate agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the possible connection to a district heating system in accordance with the City's current policy for low-carbon district heating systems which:
  - (i) require buildings within the development to connect to the District Energy System located at Women's and Children's Hospital prior to occupancy if connection is deemed available and appropriate at the time of issuance of development permit;
  - (ii) require future connection of buildings within the development to a District Energy System post-occupancy, if and when the opportunity is available and appropriate, and where user energy costs under the District Energy System are anticipated to be equivalent to or less than costs under the existing business as usual approach to heating using a 25-year levelized cost comparison;and/or
  - (iii) grant the operator of the District Energy System access to the building mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling District Energy System connection and operation, on such terms and conditions as may be reasonable required by the Applicant.

#### **Community Amenity Contribution**

7. Property owner to make arrangements for the provision of at least 350 sq. ft. of dedicated office space, plus regular access to a fully equipped meeting room with the capacity to accommodate up to 15 people, to be used by a mutually agreeable non-profit organization; or for a cash contribution to a mutually agreeable non-profit capital project, or other capital contribution to the satisfaction of the Managing Director of Social Development.

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 site as are 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, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

- B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally as presented in Appendix C of the Policy Report dated January 10, 2012, entitled "CD-1 Rezoning - 4350 Oak Street (Congregation Beth Israel Synagogue)".
- C. THAT Appendix A of the Policy Report dated January 10, 2012, titled "CD-1 Rezoning - 4350 Oak Street (Congregation Beth Israel Synagogue)", be amended to add the following provision to the Density section:
- "Computation of floor space ratio must exclude where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length."
- D. THAT Appendix B of the Policy Report dated January 10, 2012, titled "CD-1 Rezoning - 4350 Oak Street (Congregation Beth Israel Synagogue)", be amended to replace condition (b)18 with the following:
- "18. Design development to allow for an interim two-way driveway operation from 28th Avenue until such time as the Talmud Torah School proceeds with construction of their new building."

CARRIED UNANIMOUSLY

#### 4. REZONING: 998 West 26th Avenue (Talmud Torah School)

An application by Mark Ostry, Acton Ostry Architects Inc. was considered as follows:

Summary: To rezone from RS-1 (One-Family) District to CD-1 (Comprehensive Development) District to permit development of a four-storey addition to the rear of the existing school, along the east property line. The proposal includes a height of 20.4 m, a total floor area of 14 027.2 m<sup>2</sup> (150,992 sq. ft.), a floor space ratio (FSR) of 1.49, and 112 parking spaces.

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

Council also had before it a Memorandum from the Assistant Director of Current Planning, dated February 20, 2012, which recommended the following minor changes to the original by-law provisions and conditions of approval for the application:

### Recommendation C

THAT Appendix A of the Policy Report dated January 10, 2012 titled "CD-1 Rezoning - 998 West 26th Avenue (Vancouver Talmud Torah School) be amended to add the following provision to the Density section:

- "Computation of floor space ratio must exclude where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length."

### Recommendation D

THAT Appendix B of the Policy Report dated January 10, 2012 titled "CD-1 Rezoning - 998 West 26th Avenue (Vancouver Talmud Torah School) be amended to replace condition (b)20 in with the following:

- "20. Design development to allow for a building parkade design that achieves a single northbound driveway operation from 28th Avenue.

Note to Applicant: At the time of development application, supply a traffic study that looks at traffic circulation, changes in drop-off practices for the school as a result of redevelopment of the Synagogue and related traffic issues, that will allow for further assessment of the one-way access to confirm its need in ensuring that vehicle impacts onto 28th Avenue are not increased as a result of the driveway access design."

### Staff Opening Comments

Yardley McNeill, Rezoning Planner, Current Planning, reviewed the above-noted Memorandum.

### Summary of Correspondence

The following correspondence was received on this application since referral to Public Hearing:

6 letters in support

### Speakers

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



## Council Decision

MOVED by Councillor Stevenson

- A. THAT the application, by Acton Ostry Architects on behalf of Vancouver Talmud Torah Association, to rezone 998 West 26th Avenue (*PID: 015-645-690, Lot E Block 696 District Lot 526 Plan 22648*) from RS-1 (Single-Family Residential) District to CD-1 (Comprehensive Development) District to permit additions to the existing school building, generally as presented in Appendix A of the Policy Report dated January 10, 2012, entitled "CD-1 Rezoning - 998 West 26th Avenue (Vancouver Talmud Torah School)", be approved subject to the following conditions:

### 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 Acton Ostry Architects Inc. and stamped "Received City Planning Department, September 12, 2011", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed schemes 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 further refine the detailing of the building facades to fully demonstrate the design intent of the architectural expression illustrated.  
Note to Applicant: Detailed sections are required.
2. Design development to the concrete wall alongside the driving ramp to improve its visual quality.
3. Consideration should be given to improving light access to the parking level through the use of light-wells and/or skylights.

#### Crime Prevention Through Environmental Design (CPTED)

4. Design development to respond to CPTED principles, having particular regard for:
  - (i) theft in the underground parking;
  - (ii) break and enter; and
  - (iii) mischief in alcove and vandalism, such as graffiti.

Note to Applicant: As with any large development, the applicant must consider and design against uncommon but potential risks

such as break and enter to property or vehicles, mail theft, the perceived safety of underground parking areas, mischief and vandalism. Provide a strategy that identifies the particular risks that may arise on this site and proposes specific features to mitigate them. Show on the plans where these features should be located, and provide an indicative design for them.

### Landscape

5. Provision of a fully labelled Landscape Plan, Sections and Details.
6. Illustration on the Landscape Plan and architectural Site Plan of all lane-edge utilities such as gas meters and transformers.  
Note to Applicant: All utilities should 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.
7. Submission of an ISA Certified Arborist report outlining tree retention methods for retained trees, including arboriculture practices recommendations for the safe retention of existing trees in accordance with the City's Protection of Trees By-law.  
Note to Applicant: A letter of assurance will be required as an agreement between the property owner and the Arborist for on-site supervision by the Arborist during excavation.
8. Design development to safely retain the two existing Norway Spruce Trees, located adjacent Oak Street near the south boundary of the property, as a visual amenity for the streetscape; and to limit excavation and proposed paving from within the tree protection zone, as noted on the Landscape Plan.
9. Provision of a Landscape Lighting Plan to illuminate pedestrian areas for security and safety purposes.  
Note to Applicant: The lighting should also be illustrated on the Landscape Plan.
10. Provision of soil depth for landscape over structures to meet or exceed BC Landscape and Nursery (BCLNA) standards.  
Note to Applicant: Provide large scale sections (1/4"=1'0" or 1:50) through planter areas to verify that sufficient soil depth can be accommodated for shrubs and trees. Note section locations on the Landscape Plan.
11. Provision of a thorough and detailed Landscape Management Schedule of the proposed landscape forms, including planters, green roof and irrigation systems, to ensure follow-up

maintenance for long-term care of proposed plantings at all building locations.

12. Provision of best current practices for managing water conservation, including high-efficiency irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching, all to be illustrated on the Landscape Plan.

Note to Applicant: Where the deletion of irrigation for all slab planters is a strategy to earn a LEED® point, provide a written rationale for the choice of plants, the amount of sun exposure, and the soil volumes. In addition, a maintenance schedule for watering (this may be hand watering) the plantings during the first year following installation (to ensure proper establishment).

13. Provision of a high-efficiency irrigation system in all landscape areas.

Note to Applicant: The irrigation system design and installation shall be in accordance with the current Irrigation Association of BC standards and guidelines. Notation to this affect should be added to the Landscape Plan.

14. New infill street trees proposed to be provided adjacent to the development site as noted on the Landscape Plan to be confirmed prior to issuance of any building permit for new development.

Note to Applicant: Contact Eileen Curran, Streets Engineering, ph: 604.871.6131 to confirm tree planting locations and Amit Gandha, Park Board, ph: 604.257.8587 for tree species selection and planting requirements. Provide a notation on the Landscape Plan, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm calliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet in length and 18 inches in depth. Call the Park Board for inspection after tree planting completion, phone: 311.

### Engineering

15. Provide a Transportation Demand Management Plan (TDM) 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 mixed-use reduction, car-pooling, transit support etc.
16. Provide a limited School Transportation Management Plan (TMP) which outlines the following:

- (i) Travel mode survey for the entire school students and staff with a minimum of a 90% response rate to be completed annually for 5 years, following occupancy;
  - (ii) Current and future TDM measures being implemented at the school Whether the school is meeting the previously set travel mode targets and setting new targets for the future;
  - (iii) Include any neighbourhood concerns regarding the school traffic; and
  - (iv) Submit a copy of the limited TMP to the School Liaison at the City of Vancouver for review.
17. Parkade design issues to be addressed prior to issuance of the related development permit:
- (i) The driveway crossing on 28th Avenue shall be designed to facilitate vehicle entry only with all vehicles exiting onto 26th Avenue; and
  - (ii) Provide a gate to restrict access at both driveway crossings to the lay-by on school property south of 26th Avenue during school pick-up and drop-off periods. This may require an attendant to monitor and manage the gate for the school bus.

Note to Applicant: Section 7.2.2 of the Traffic Impact Assessment states that this area will not be used for drop-off or pick-up. With the current drop-off traffic circulation, there are queuing concerns on Oak Street.

18. Relocate the Class A loading space closer to the Class B spaces or within the underground parkade.
19. Number and label all parking spaces as summarized in Table 6.2 of the Traffic Impact Assessment.
20. Design development to allow for a building parkade design that achieves a single northbound driveway operation from 28th Avenue.

Note to Applicant: At the time of development application, supply a traffic study that looks at traffic circulation, changes in drop-off practices for the school as a result of redevelopment of the Synagogue and related traffic issues, that will allow for further assessment of the one-way access to confirm its need in ensuring that vehicle impacts onto 28th Avenue are not increased as a result of the driveway access design.

21. Deletion of the 2 surface parking spaces at the corner of Oak Street and 26th Avenue, and removal of the existing hedging or its relocation to private property. Engineering suggests this area receive better treatments to support pedestrian uses and

complement the sidewalk improvements planned for 26th Avenue.

22. Consideration of removal of the temporary concrete no post barriers located on private property should be removed and replaced with a permanent wall.
23. Clarify garbage storage areas and pick-up operations.
24. The following statements are to be noted on the landscape plans:
  - (i) "sidewalks are to be reconstructed from curb to property line fully at the applicant's expense"; and
  - (ii) "This plan is *Not for Construction* of any public property facilities. Prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as "*For Construction*"; 8 weeks notice is requested. No work on public property may begin until plans receive "for construction" approval and related permits are issued. Please contact Frank Battista at 604.873.7317 or Kevin Cavell at 604.873.7773 for details".
25. An interconnected water service will be required for this site.
26. Separate water and sewer services will likely be required for each of the synagogue and school properties. Please consult with Engineering Water and Sewers design staff to determine best servicing for this site.

### Sustainability

27. Identification on the plans and elevations of the built elements contributing to the development's sustainability performance in achieving LEED® Gold equivalent with 63 points, including at least six optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold equivalent status 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.

### District Energy

28. The heating and domestic hot water system for each building comprising the development shall be designed to be easily connectable and compatible with a District Energy System to supply all anticipated heating and domestic hot water

requirements. Design provisions related to district energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *District Energy Connectivity Standards* for specific design requirements, which include provisions related to the location of the mechanical room, centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for District Energy compatibility are provided for in the mechanical design.

29. Space heating is to be provided by hydronic systems, without electric resistance heaters, or distributed heat generating equipment.

Note to Applicant: Compliance with HVAC design requirements shall apply to each new build component of the development as development phasing progresses.

30. Design of the Vancouver Talmud Torah and Beth Israel Synagogue developments must incorporate centralization of mechanical heating equipment at one location within each development (i.e. two centralized mechanical rooms). Location of each centralized mechanical room must allow for ease of installation of distribution piping to connect the two development in the future.

Note to Applicant: Centralization of mechanical equipment and appropriate siting of each mechanical room is intended to limit the number of connection points to the District Energy System to one (i.e. one future Energy Transfer Station for the rezoned site) where feasible.

31. Provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: The Green Mobility and Clean Vehicles Strategy should be coordinated with the Transportation Study and Traffic Management Plan.

32. Provision of a Sustainable Rainwater Management plan that utilizes sustainable strategies to allow for infiltration, retention,

treatment and utilization of rainwater where applicable and appropriate on site.

Note to Applicant: The requirements of the Sustainable Rainwater Management Plan should be coordinated/integrated with the required Landscape Plan (see condition #12 landscape plan condition).

33. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the development.

Note to Applicant: The strategy must provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream; and, minimize the vehicle trips required for collection, all to the satisfaction of the General Manager of Engineering Services; and, prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

#### CONDITIONS OF BY-LAW ENACTMENT

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

##### Engineering

1. Appropriate legal agreements to address all cross-boundary issues generated by this proposal such as new off-site parking and reciprocal access/parking arrangements; and for the release of Covenant GD44412 and Easement BV26867. The new agreements should be finalised once parking and access areas have been constructed.

Note: A more detailed review of the cross-boundary issues and existing easements will be required prior to by-law enactment to better define the necessary legal arrangements.

2. Discharge, and replacement (as-required) of BC Hydro Statutory Right of Way 500066M upon the relocation of all underground utilities (BC Hydro and Telus) within this right of way. Written confirmation that all services can be removed is required from the appropriate utility companies.
3. Modification, replacement or discharge if possible of Statutory Right of Way GD18798, and relocation or removal of any existing utility lines (sewer and Telus) within this right of way, if

required. The arrangements can be completed when the services have been relocated or removed. Written confirmation that all services can be relocated or removed is required from the appropriate utility companies and the General Manager of Engineering Services.

4. Modification of Option to Purchase GD18787 (for the south 66 feet of Lot E for road) to permit structures within the Option Area.
5. Provision of a Services Agreement to detail the delivery of all on-site and off-site works and services necessary or incidental to the servicing of the rezoning 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. No development permit will be issued for the property until the design of the Services is completed. The services shall include:
  - (i) Provision of improved sidewalks on the east side of Oak Street, west of the property, including a 1.4 m exposed aggregate front boulevard with street trees where space permits, standard 4-piece tree surrounds and 2.2 m concrete sidewalk is required. Provision of appropriate setbacks and rights of way on site where required to ensure adequate space is available for the installation of the widened boulevard and sidewalks. Note the existing mature trees may prevent the delivery of the widened sidewalk, should this situation arise, legal arrangements to secure the installation of the boulevard and sidewalk at a future date will also be required.
  - (ii) Provision of "wellness walkway" sidewalk and related treatments on the south side of 26th Avenue from Oak Street to the east property line of the site. A minimum 1.4 m grass front boulevard and 2.2 m concrete sidewalk are required.
  - (iii) The applicant is to supply the fire flow rate for this development (maximum GPM to meet fire protection needs as supplied by their mechanical consultants). Once a review of this information is completed Engineering will determine if water system upgrading is necessary for this project if so, an appropriate servicing agreement will be necessary. If the applicant does not or cannot supply this information prior to by-law enactment then a servicing agreement will be necessary that allows for whatever upgrading as determined by the City Engineer as being necessary is to be fully funded by the developer with appropriate security being supplied prior to the start of any work by the City.



6. All utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.
  
7. Make arrangements for appropriate agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the possible connection to a district heating system in accordance with the City's current policy for low-carbon district heating systems which:
  - (i) require buildings within the development to connect to the District Energy System located at Women's and Children's Hospital prior to occupancy if connection is deemed available and appropriate at the time of issuance of development permit;
  - (ii) Require future connection of buildings within the development to a District Energy System post-occupancy, if and when the opportunity is available and appropriate, and where user energy costs under the District Energy System are anticipated to be equivalent to or less than costs under the existing business as usual approach to heating using a 25-year levelized cost comparison;and/or
  - (iii) grant the operator of the District Energy System access to the building mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling District Energy System connection and operation, on such terms and conditions as may be reasonable required by the Applicant.

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 site as are 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, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

- B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law, generally as presented in Appendix C of the Policy Report dated January 10, 2012, entitled "CD-1 Rezoning - 998 West 26th Avenue (Vancouver Talmud Torah School)".
- C. THAT Appendix A of the Policy Report dated January 10, 2012, titled "CD-1 Rezoning - 998 West 26th Avenue (Vancouver Talmud Torah School)", be amended to add the following provision to the Density section:
- "Computation of floor space ratio must exclude where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length."
- D. THAT Appendix B of the Policy Report dated January 10, 2012, titled "CD-1 Rezoning - 998 West 26th Avenue (Vancouver Talmud Torah School)", be amended to replace condition (b)20 with the following:
- "20. Design development to allow for a building parkade design that achieves a single northbound driveway operation from 28th Avenue.
- Note to Applicant: At the time of development application, supply a traffic study that looks at traffic circulation, changes in drop-off practices for the school as a result of redevelopment of the Synagogue and related traffic issues, that will allow for further assessment of the one-way access to confirm its need in ensuring that vehicle impacts onto 28th Avenue are not increased as a result of the driveway access design."

CARRIED UNANIMOUSLY

**5. TEXT AMENDMENT: 3837 Point Grey Road (Jericho Tennis Club)**

An application by Greg Piccini, Proscenium Architecture + Interior Inc., was considered as follows:

**Summary:** To amend the existing CD-1 (Comprehensive Development) District By-law #421 to permit an increase in the floor space ratio (FSR) for permanent structures from 0.29 to 0.36, and air-supported structures from 0.33 to 0.48. There would be no change to height limits. This amendment would permit the expansion of the existing building and a third seasonal "tennis bubble". Parking spaces would increase from 126 to 160 (141 of which would be located underground).

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

**Staff Opening Comments**

Ian Cooper, Senior Rezoning Planner, Current Planning, provided an overview of the application and responded to questions.

**Applicant Comments**

Carolyn Russell, Planning Director, Jericho Tennis Club, outlined the need and benefits of the additional fitness space, and noted additional parking would take pressure off neighbourhood parking.

**Summary of Correspondence**

The following correspondence was received on this application since referral to Public Hearing:

1 letter opposed

**Speakers**

The Mayor called for speakers for and against the application.

The following spoke in opposition to the application and expressed concerns:

John Rybinski  
Bente Rybinski  
Dixie Hayduk  
Christina Mallalue  
Michelle Carrington  
Adrian Gatrill

The following spoke in support of the application:

Guy Walters, Commodore, Royal Vancouver Yacht Club  
Ryan Clark, CEO, Tennis BC

### Applicant Closing Comments

Robin Harper, Board member, spoke on behalf of the Jericho Tennis Club in support of the application and, along with Kori Chan, Principal, Proscenium Architecture + Interiors, responded to questions.

### Staff Closing Comments

Mr. Cooper, Senior Rezoning Planner, responded to questions.

### Council Decision

MOVED by Councillor Reimer

THAT Council refer discussion and decision on the application entitled "TEXT AMENDMENT: 3837 Point Grey Road (Jericho Tennis Club)" to the Regular Council meeting on February 28, 2012, as Unfinished Business.

CARRIED UNANIMOUSLY

\* \* \* \* \*

*On February 27, 2012, at 9:34 pm Council recessed and reconvened at 9:54 pm, with the same members present. Subsequently, it was*

*MOVED by Councillor Louie*

*THAT Council begin the Public Hearing regarding Item 6 - 228-246 East Broadway and 180 Kingsway, and reconvene on February 28, 2012, at 6:00 pm, in order to continue hearing speakers on the rezoning application for Item 6.*

*CARRIED UNANIMOUSLY*

\* \* \* \* \*

## 6. REZONING: 228-246 East Broadway and 180 Kingsway

An application by Alan Davies, Acton Ostry Architects Inc. was considered as follows:

Summary: To rezone from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to allow development with a mixed-use commercial and residential project, including the following components: a 2-storey commercial podium; 241 dwelling units; building heights of 5 storeys (79 feet), 9 storeys (118 feet) and 19 storeys (215 feet); a total floor area of 297,461 square feet; a floor space ratio (FSR) of 5.55; underground parking for 320 vehicles; and increased sidewalk widths on portions of the Kingsway and East 10th Avenue frontages.

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

Council also had before it the following in response to questions of Council to staff:

- Memorandum from the Assistant Director of Current Planning, dated February 20, 2012, which described staff's analysis of the artist rendering submitted by the owner shown in Appendix E of the Policy Report dated January 20, 2012, entitled "CD-1 Rezoning - 228-246 East Broadway and 180 Kingsway", and a computer rendering submitted by a member of the public.
- Memorandum from the Director of Legal Services, dated April 2, 2012, which provided clarification on whether a conflict of interest existed, regarding campaign contributions from developers;
- Memorandum from the Rezoning Planner, Current Planning, dated April 4, 2012, responding to questions on:
  - Mount Pleasant Community Plan regarding height and density,
  - Community Amenity Contribution, cultural amenities, and affordable housing fund,
  - traffic conditions and 10<sup>th</sup> Avenue bikeway,
  - retail space of the proposal building, and the
  - rezoning stage before design development stage;
- Memorandum dated April 5, 2012, from the Rezoning Planner, Current Planning, in conjunction with the Director of Real Estate Services, which responded to questions in regard to economic matters related to:
  - land lift and proposed Community Amenity Contribution allocation,
  - parking reduction impact on costs,
  - data pertaining to the impact of increased density on affordability, and data regarding impact of building height on economic viability and affordability.

### Staff Opening Comments

Kent Munro, Assistant Director, Current Planning, Yardley McNeill, Rezoning Planner, Rezoning Centre, Peter Burch, Planner, Community Plans and Implementation - Community Planning, and Scot Hein, Senior Urban Designer/Planner, Community Planning, reviewed the application.

\* \* \* \* \*

*At this point in the proceedings, it was*

*MOVED by Councillor Louie*

*THAT under section 2.3(e) of the Procedure By-law, Council extend the length of the meeting until 11:00 pm.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

\* \* \* \* \*

### Applicant Opening Comments

William Lin, President, Rize Alliance Properties Ltd., and Mark Ostry and Russell Acton, Principals, Acton Ostry Architects Inc, presented the application.

\* \* \* \* \*

*At 10:45 pm, it was*

*MOVED Councillor Louie*

*THAT under section 6.8 of the Procedure By-law, Council extend the length of the meeting until 11:30 pm.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

\* \* \* \* \*

Ms. McNeill and Mr. Burch, along with Michael Flanigan, Director of Real Estate Services, Richard Newirth, Managing Director, Cultural Services, and Jerry Dobrovolny, Director of Transportation, responded to questions.

### Summary of Correspondence

The following correspondence was received on this application since referral to Public Hearing and up to the close of the speakers list:

- In Support
  - 96 letters
  - Petition 1 - 47 names (unverified)
  - Petition 2 - 650 names (unverified)
- In Opposition
  - 131 letters
  - Petition 1 - 2133 names (unverified)
  - Petition 2 Online - 538 names (unverified)
- Other Comments
  - 29 letters
  - 2 miscellaneous

### Speakers

The Mayor called for speakers for and against the application. Council heard from speakers on February 27 and 28, March 1 and 27, and April 4 and 5, 2012.

On February 27, 2012, following hearing the first speaker, it was

MOVED by Councillor Louie

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

MOVED by Councillor Ball  
SECONDED by Councillor Jang

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 for Items 1, 2, 3, and 4.

CARRIED UNANIMOUSLY

\* \* \* \* \*

*Council recessed at 11:41 pm and reconvened on February 28, 2012, at 6:12 pm,  
all members present.*

\* \* \* \* \*

MOVED by Councillor Deal  
SECONDED by Councillor Carr

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

CARRIED UNANIMOUSLY

\* \* \* \* \*

*During the hearing of speakers, it was*

*MOVED by Councillor Reimer*

*THAT, under section 2.3(e) of the Procedure By-law, Council extend the length of the meeting until 11:00 pm.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

\* \* \* \* \*

*At 8:35 pm on February 28, 2012, Council agreed to recess and reconvened at 8:47 pm,  
with the same members present.*

\* \* \* \* \*

*Council recessed at 11:10 pm on February 28, 2012, and reconvened at 6:12 pm on March 1, 2012, all members present.*

\* \* \* \* \*

Ms. McNeill and Messrs. Burch and Dobrovolny responded to questions.

\* \* \* \* \*

*At 8:25 pm Council agreed to recess and reconvened at 8:37 pm, with the same members present except for Councillor Stevenson.*

\* \* \* \* \*

*Council recessed at 10:02 pm on March 1, 2012, and reconvened at 7:08 pm on March 27, 2012, all members present with the exception of Councillors Ball and Stevenson.*

*NOTE: At the Regular Council meeting on March 27, 2012, Council enacted Section 18 of the Procedure By-law, which pertained to public hearings.*

\* \* \* \* \*

Ms. McNeill and Mr. Dobrovolny, along with Jim De Hoop, Managing Director, Social Planning, and Dan Garrison, Planner, Housing Policy, responded to questions.

\* \* \* \* \*

*At 10:05 pm, it was*

*MOVED by Councillor Meggs*

*THAT, under section 2.3(e) of the Procedure By-law, Council extend the length of the meeting by one hour or less, to hear Council's questions to staff.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY  
(Councillors Ball and Stevenson absent for the vote)*

\* \* \* \* \*

*Council recessed at 10:10 pm on March 27, 2012, and reconvened at 6:14 pm on April 4, 2012, all members present with the exception of Councillors Ball, Reimer and Stevenson.*

\* \* \* \* \*

Ms. McNeill and Messrs. Dobrovolny, De Hoop and Burch responded to questions.



\* \* \* \* \*

*MOVED by Councillor Louie*

*THAT, under section 2.3(e) of the Procedure By-law, Council extend the length of the meeting to 11:00 pm.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY  
(Councillors Ball, Reimer, and Stevenson absent for the vote)*

\* \* \* \* \*

*At 8:25 pm Council agreed to recess and reconvened at 8:40 pm, with the same members present.*

*Council recessed at 11:02 pm on April 4, 2012, and reconvened at 6:11 pm on April 5, 2012, all members present with the exception of Councillors Reimer and Stevenson.*

\* \* \* \* \*

Ms. McNeill and Mr. De Hoop, along with Lon LaClaire, Manager, Strategic Transportation Planning, responded to questions.

\* \* \* \* \*

*On April 5, 2012, during the hearing of speakers, it was*

*MOVED by Councillor Louie*

*THAT, under Section 6.8 of the Procedure By-law, Council suspend Section 2.3(e) of the Procedure By-law with regard to the meeting end time, in order to hear from all speakers.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY  
(Councillors Reimer and Stevenson absent for the vote)*

*Council recessed at 8:52 pm and reconvened at 9:12 pm on April 5, 2012, with the same members present.*

\* \* \* \* \*

\* \* \* \* \*

*Note: Below are consolidated lists of speakers Council heard from during the six evenings.*

\* \* \* \* \*

The following spoke in opposition to the application and expressed concerns:

Stephen Bohus  
Jim Lehto, Residents Association Mount Pleasant (RAMP)  
Adin Wridgway  
Michelle Sturino  
Sandeep Johal  
Chris Bevacqua  
Melissa Bandura  
Joseph Jones  
Gordon Waselnuk  
Woodrow W. Coward  
Ruth Cherry  
Jeannie Kerr  
Gail Milner  
Dean Rossmo  
Martin Granatstein  
Kevin Williamson  
Carol Van Camp  
Brendan Caron  
Karen Tsang  
Varouj Gumuchian  
Jandy Bassett  
Annabel Vaughan  
Joel Parker  
Stuart Alcock  
Mia Edbrooke  
Dina Gonzalez Mascaro  
Sean Antrim  
Michael Bryden  
Lewis Villegas  
Kim Hearty  
Adriene Drobnies  
Sandra Spangler  
Juliet O'Keefe  
Val Mayne  
Ian Weniger  
Peter Silin  
James Steidle  
Elizabeth Murphy, Neighbourhood for a Sustainable Vancouver  
Rob Groombridge  
Kiefer Elliott  
Gary Jarvis  
Robert McNutt  
Cassie Crosby

Keir Vichert  
Bill McCreery  
John Shayler  
Terry Martin  
Grace MacKenzie  
Christopher Madelung  
Colin Fraser  
Joelle Ciona  
Helen O'Brien  
Lee Chapelle  
Joseph Musters  
Danielle Peacock  
Earle Peach  
Mark Lawrence  
Michael Seniuk  
Flora Purcell, Manor Co-op  
Tavis MacCallum  
Melissa Woods  
Natalie Johal  
Malcolm Levy  
Robert Sutherland  
Gayle Gavin  
Derek Baskerville  
Isabel Minty  
Ikbal Singh  
Don Gardner  
Nancy Lawrence  
Eileen Swarnsen  
Rob Jolivette  
Jeff Jardine  
Alyssa Myshok  
Tamar Ouziel  
John Yano  
Anna Ackerman  
Jon Petrie  
Heather Burgess  
Barbara Jeffery  
Carla Urquhart  
David Kokol  
Elizabeth Bryan  
Peter Marcus  
Lance Berelowitz  
Marilyn Gardner  
Pietro Sammarco  
Ian Williams  
Thor Berggren  
Richardo Sammarco  
Dustin Koch  
Gerry McGuire  
Bruce Macdonald

Dan Fass  
Jason Sokolowski  
Tim Louis  
Warren Walker  
Randy Chatterjee  
Gudrun Langolf  
Homeless Dave  
Michelle Charbonnier  
Oliver Harwood  
Manuel Schulte  
Mary Ann Code  
John Robinson  
Jennifer Fox  
Randy Helten  
Ned Jacobs, Riley Park/South Cambie Vision Implementation Committee  
Jane Burkhart  
Shahla Bozorgzadeh  
Kate Hennessy  
Lisa Moore  
Andrea Nunes  
Ivan Drury, DTES Neighbourhood Council

The following spoke in support of the application and provided comments:

Lucas Berube  
Maureen Seguin  
David Dunz  
Reilly Wood  
Michael Mew  
Steve Rio  
Noelle Nikas  
Linda Suffidy  
Ryan Klausner  
Scott Roberts, Mount Pleasant Food Co-op  
Salima Myrfield  
Anthony Norfolk  
John Boychuk  
Brenton Walters  
Gideon James  
Mike Wiebe, Board, Mount Pleasant Business Improvement Area (BIA)  
Peter Teevan  
Traci Michaud  
Robert Kraljii  
Sherman Scott  
Matthew Sharp  
Gret Sutherland  
James Culham  
Corey Wicks  
Ashley Smith  
Rob Libera  
Bob Kronbauer, Vancouver Is Awesome Inc.

Colin Desjarlais  
Yuri Artibise  
Graham McGarva  
Sophia Sengsuriya  
Menard Caissy  
Bill Tonelli  
Derek Wilson  
Michael Goldberg  
David Dove, Perkins-Will Canada  
Emmanuelle Renard  
Tom Lancaster  
Ben Tice

The following provided other comments, suggestions and/or expressed concerns:

Margery Duda  
Caitlin Jones, Western Front Society  
Sarah Farina, Board, Mount Pleasant Neighbourhood House  
Michael Kushnir  
Alexander McNaughton  
Nathan Edelson  
Sylvia Holland

On April 5, 2012, the Mayor called three times for any further speakers and none came forward. The speakers list closed at 10:32 pm.

### **Applicant Closing Comments**

The Applicant provided closing comments.

### **Staff Closing Comments**

Ms. McNeill provided closing comments, and along with Mr. LaClaire and Matt Shillito, Assistant Director, Community Planning, and responded to questions.

### **Council Decision**

MOVED by Councillor Louie

THAT Council refer discussion and decision on the application entitled "*REZONING: 228-246 East Broadway and 180 Kingsway*", to the Regular Council meeting to be held on April 17, 2012, as Unfinished Business.

CARRIED UNANIMOUSLY  
(Councillors Reimer and Stevenson 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  
(Councillors Reimer and Stevenson absent for the vote)

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Jang  
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY  
(Councillors Reimer and Stevenson absent for the vote)

The Special Council recessed at  
11:41 pm on February 27, 2012,  
11:10 pm on February 28, 2012,  
10:02 pm on March 1, 2012,  
10:10 pm on March 27, 2012,  
11:02 pm on April 4, 2012, and  
Adjourned at 11:18 pm on April 5, 2012.

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