



## PUBLIC HEARING MINUTES

JULY 15, 2014

A Public Hearing was held on Tuesday, July 15, 2014, at 6:08 pm, in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Mayor Gregor Robertson  
Councillor Elizabeth Ball  
Councillor Adriane Carr  
Councillor Heather Deal  
Councillor Kerry Jang  
Councillor Geoff Meggs  
Councillor Andrea Reimer  
Councillor Tim Stevenson  
Councillor Tony Tang

**ABSENT:** Councillor George Affleck (Leave of Absence)  
Councillor Raymond Louie (Leave of Absence - Civic Business)

**CITY CLERK'S OFFICE:** Leslie Tuerlings, Meeting Coordinator

### 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 heritage, zoning, and sign by-laws.

CARRIED UNANIMOUSLY

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### VARY AGENDA

MOVED by Councillor Deal  
SECONDED by Councillor Jang

*THAT the order of the agenda be varied in order to deal with items 3 and 4 as the first two items of business.*

CARRIED UNANIMOUSLY

*Note: For clarity, the minutes are recorded in chronological order.*

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3. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):  
6306 Prince Albert Street (S.B. Bennett House)

An application by John Iacobazzi was considered as follows:

Summary: To designate the existing building, currently listed on the Vancouver Heritage Register in the 'A' evaluation category, as a protected heritage property, and to approve a Heritage Revitalization Agreement (HRA) for the site. The application proposes variances to the *Subdivision By-law* and to the *Zoning and Development By-law*, as set forth in Development Permit Application Numbers DE417529 and DE417530, to permit the creation of two new parcels for the site, one which is to contain the heritage building and a new Infill One-Family Dwelling; and one which is to contain a new One-Family Dwelling with Secondary Suite at the front of the property and a One-Family Dwelling at the rear of the property.

The General Manager of Planning and Development Services recommended approval.

**Summary of Correspondence**

Council received one email in opposition to the application since it was scheduled for public hearing and prior to the close of the speakers list.

**Speakers**

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

The speakers list closed at 6:14 pm.

**Council Decision**

MOVED by Councillor Deal

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 593 of the *Vancouver Charter*, a by-law to designate the S.B. Bennett House (the "heritage building"), which is listed in the 'A' evaluation category on the Vancouver Heritage Register, at 6306 Prince Albert Street  
[PID: 014-256-461; Lot 1, Block 3, District Lot 662, Plan 1900; and PID: 014-256-509; Lot 2, Block 3, District Lot 662, Plan 1900](the "site") as a protected heritage property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law authorizing the City to enter into a Heritage Revitalization Agreement in respect of the site to:
  - i. secure the rehabilitation and long-term preservation of the heritage building; and

- ii. if required, vary the *Subdivision By-law* to allow for the creation of two new parcels for the site, one which will be irregularly shaped so that it contains the whole of the heritage building, together with a new Infill One-Family Dwelling (the "South Parcel"), and one which is to contain a new One-Family Dwelling with Secondary Suite at the front of the property, and an Infill One-Family Dwelling at the rear of the property (the "North Parcel"), and
  - iii. to vary the *Zoning and Development By-law* in respect of the site to permit the rehabilitation of the heritage building and the construction of the new buildings, as proposed under Development Permit Application Nos. DE417529 and DE417530 (the "DP Applications") and as more particularly described in the Policy Report dated June 11, 2014, entitled "6306 Prince Albert Street - S.B. Bennett House - Heritage Revitalization Agreement and Heritage Designation".
- C. THAT the Heritage Revitalization Agreement shall be prepared, completed and registered, and given priority on title to the site, to the satisfaction of the Director of Legal Services and the Director of Planning.
- D. THAT, in connection with the proposed heritage designation and Heritage Revitalization Agreement discussed herein, as an alternative to subdivision of the site under the *Land Title Act* in accordance with the *Subdivision By-law*, varied as noted in Recommendation B (ii), Council supports the bare land subdivision of the site under the *Strata Property Act* to allow for the creation of at most two bare land strata lots, and waives for the site the requirement that covenants be registered against titles to the site restricting strata titling in this respect, as provided for in the *Strata Title Policies for RS, RT and RM Zones*, subject to the conditions contained within the proposed Heritage Revitalization Agreement.
- E. THAT A to D 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 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
  - ii. THAT the City and all its 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

4. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):  
731 East 22<sup>nd</sup> Avenue (Emily Durie House)

An application by Adam Steinberg was considered as follows:

Summary: To designate the existing building, currently listed on the Vancouver Heritage Register in the 'B' evaluation category, as a protected heritage property, and to approve a Heritage Revitalization Agreement (HRA) for the site. The application proposes variances to the *Subdivision By-law* and to the *Zoning and Development By-law*, as set forth in Development Permit Numbers DE417636 and DE417637, to permit the creation of two new parcels for the site, one which is to contain the heritage building and one which is to contain a new Two-Family Dwelling.

The General Manager of Planning and Development Services recommended approval.

**Summary of Correspondence**

No correspondence was received since the application was scheduled for public hearing and prior to the close of the speakers list.

The speakers list closed at 6:17 pm.

**Council Decision**

MOVED by Councillor Deal

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 593 of the *Vancouver Charter*, a by-law to designate the Emily Durie House (the "heritage building") at 731 East 22nd Avenue [PID: 015-640-744; Lot 19, Blocks 30, District Lot 301, Plan 187] (the "site"), which is listed on the Vancouver Heritage Register in the 'B' evaluation category, as protected heritage property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law authorizing the City to enter into a Heritage Revitalization Agreement in respect of the site to:
  - i. secure the rehabilitation and long-term preservation of the heritage building; and
  - ii. vary the *Subdivision By-law* to allow for the subdivision of the site to create two new parcels, one which is to contain the heritage building, and one which is to contain a new Two-Family Dwelling (the "new duplex"), and to vary the *Zoning and Development By-law* in respect of the site to permit the rehabilitation of the heritage building and the construction of the new duplex, as proposed under Development Permit Application Nos. DE417636 and DE417637 (the "DP Applications") and as more particularly described in the Policy Report dated June 18, 2014,

entitled "731 East 22nd Avenue - Emily Durie House - Heritage Revitalization Agreement and Heritage Designation".

- C. THAT the Heritage Revitalization Agreement shall be prepared, completed and registered, and given priority on title to the site, to the satisfaction of the Director of Legal Services and the Director of Planning.
- D. THAT in connection with the proposed heritage designation and Heritage Revitalization Agreement discussed herein, Council waive for the new duplex proposed under Development Permit Application No. DE417637 the requirement contained in Section 5.1 of the *Strata Title Policies for RS, RT and RM Zones* that it is to be a condition of development permit approval for the registered owner of the site to execute a covenant which must be registered against title to the site which prohibits strata titling.
- E. THAT A to D 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 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
  - ii. THAT the City and all its 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

#### 1. REZONING: 1155 Thurlow Street

An application by Bosa Properties was considered as follows:

Summary: To rezone 1155 Thurlow Street from RM-5B (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a 22-storey mixed-use building comprised of a church, child day care facility, one retail unit, and a total of 213 dwelling units of which 168 would be secured as market rental housing and 45 would be secured as social housing. The proposed floor space ratio (FSR) is 9.45 and height is 63 m (207 ft.).

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

#### Staff Opening Comments

Planning and Development Services staff provided a presentation, and along with Housing Policy staff, responded to questions.

## Summary of Correspondence

The following correspondence was received since referral to Public Hearing and prior to the close of the speakers list:

- 10 emails and letters in support
- 4 emails in opposition
- 1 email regarding other aspects of this application.

## Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

- Reverend Jim Smith
- Heidi McDonell
- Eric Kowalski
- Don Allison
- Freeda Elliott
- Christine Hjorleifson
- Vince Marino
- Sharon Isaak
- Hyun Choi
- Janine Fuller
- Gillan Jackson

Lisa Calendar spoke neither for nor against the application, but noted concerns about certain aspects of the application including the effect on neighbouring buildings and their tenants.

The speakers list closed at 7:44 pm.

## Applicant Closing Comments

Gregory Henriquez, Henriquez Partners Architects, provided closing comments.

## Staff Closing Comments

Planning and Development Services Staff provided closing comments, and along with Housing Policy and Urban Design Division staff, responded to questions.

## Council Decision

MOVED by Councillor Stevenson

- A. THAT the application by Bosa Properties, on behalf of the Trustees of Central Presbyterian Church, to rezone 1155 Thurlow Street [*North 1/2 of Lot 1, South 1/2 of Lot 1, East 1/2 of Lot 2 and West 1/2 of Lot 2, Block 24 District Lot 185*]

*Plan 92; PIDs 015-750-051, 015-750-060, 015-750-078 and 015-750-086 respectively]* from RM-5B (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 2.75 to 9.45 and height from 58.0 m (190 ft.) to 63 m (207 ft.) to permit the development of a 22 storey mixed-use building, comprised of a church, child day care facility, commercial uses and a total of 213 dwelling units of which 168 would be secured as market rental housing and 45 would be secured as social housing, generally as presented in Appendix A of the Policy Report dated May 21, 2014, entitled "CD-1 Rezoning: 1155 Thurlow Street", 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 Henriquez Partners Architects and stamped "Received City Planning Department, November 20, 2013", provided that the General Manager of Planning and Development Services 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 General Manager of Planning and Development Services, who shall have particular regard to the following:

#### Design Development

1. Design development to reduce the visual scale of the proposed tower.  
  
Note to Applicant: While working within the proposed dimensions, the visual proportions of the building can be changed through revisions to the exterior finishes and composition.
2. Design development to mitigate privacy and overlook to the adjacent residential building.
3. Provision of high quality and durable materials, consistent with the exterior finishes as proposed including curtainwall structural glass, granite landscape elements, etc.
4. Confirmation that the building height at each parapet is at or below the rezoning application.

#### Family Units

5. Design development to increase the number of the market rental units suitable for family housing to the satisfaction of the Chief Housing Officer.

Note to Applicant: Units suitable for family housing include two or more bed rooms and comply with Council's "High Density Housing for Families with Children Guidelines".

### Childcare

6. Design development of both the childcare indoor and outdoor play area to the satisfaction of the Managing Director of Social Development to ensure the child care is operationally functional and licensable by Community Care Facilities Licensing (CCFL) and meets the intent of the City of Vancouver Childcare Design Guidelines and Childcare Technical Guidelines.

### Crime Prevention Through Environmental Design (CPTED)

7. Design development to respond to CPTED principles, having particular regards for:
  - (a) theft in the underground parking;
  - (b) residential break and enter;
  - (c) mail theft;
  - (d) mischief in alcove and vandalism, such as graffiti.

Note to Applicant: Provide a lighting strategy that enhances personal security while minimizing glare. Alcoves should be minimized or removed to avoid recessed areas and unintended use. Bicycle room divisions as required to secure separate compartments under the Parking By-law should be designed to maximize visual openness and connections with other spaces on the parkade level. This can be accomplished with partitions incorporating rigid panels of expanded metal mesh or similarly secure, transparent materials.

### Sustainability

8. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance as required by the Green Buildings Policy for Rezonings, including at a minimum 63 points in the LEED® rating system, six optimize energy performance points, one water efficiency point, and one storm water point. At minimum, the applicant is expected to obtain 60 points, LEED Gold Certification.

Note to Applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for certification of the project is also required under the policy.



## Landscape

9. Grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: Public and private trees should be planted at grade, wherever possible, and not placed in above grade planters to achieve soil depth. Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible. To accommodate trees in planters near property lines, angle, notch or depress the underground parking slab to maximize planter depth (1 m across and 1.2 m downward).

## Renewable Energy

10. Design the heating and domestic hot water system for residential units to be compatible with, and easily connectable to a neighbourhood energy system, as selected by the General Manager of Engineering Services, for the supply of all heating and domestic hot water requirements that are not provided through heat recovery and reuse internal to the development. 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 Neighbourhood 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. A declaration signed by the registered professional of record certifying that the district energy connectivity requirements have been satisfied will be required as a pre-condition to building permit.

11. Provision of space heating and ventilation make-up air provided by hydronic systems, without electric resistance heat, distributed heat generating equipment gas fired make-up air heaters, etc.
12. Provision of adequate space and designs to support connection to the district energy system approved by the General Manager of Engineering Services in the building and parkade design.

Note to Applicant: At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm final room dimensions, sleeve details, and servicing needs. Design shall provide suitable space for the installation of the

district energy system equipment with adequate provisions for connection to outside district energy system distribution piping and communications conduit. District energy equipment may include, but is not limited to, energy transfer stations (ETS), a steam to hot water converter station, or boiler equipment. The developer shall make available use of sewer and potable water piping. The space provided for district energy system equipment shall be ventilated as required by the Vancouver Building By-law and heated during the winter to minimum 15°C. As required, the developer must provide dedicated electrical services required to service the district energy system equipment, to the satisfaction of the General Manager of Engineering Services.

13. Provision of a detailed design of the HVAC and mechanical heating system, including the approach to heat recovery, for review and approval by the General Manager of Engineering Services.

Note to Applicant: No heat producing fireplaces are to be installed within buildings.

### Engineering

14. Provision of improved cycling access between the street and the bicycle parking.

Note to Applicant: Elevators must be enlarged to accommodate multiple cyclists and include sufficient maneuvering and ease of ingress and egress, primary access to the elevators is to be from the ground level, automatic doors openers are to be provided along the corridors between the bicycle storage and the street and are to be free of stairs and obstacles. Bicycle elevators must allow bicycles to wheel straight in and out without having to be turned 90 degrees.

15. Provision of details for bicycle storage and access including how the elevators will be operated to provide priority for cyclists.
16. Design of exhaust grill proposed on the parkade ramp to ensure compatibility with cycling use.

Note to Applicant: The applicant is to provide improved plans indicating the requested changes for review by staff prior to submission of a development application.

### 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 General Manager of Planning and Development Services, 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. Consolidation of the east and west 1/2 of Lot 2, the north and south 1/2 of Lot 1, all of Block 24, DL 185, Plan 92 to create a single parcel.
2. Provision of a statutory right of way to accommodate a Public Bike Share Station (PBS).

**Size:** At minimum, the smallest sized station at 16 m x 4 m must be accommodated. The physical station with docked bicycles is 2 m wide and has a required bicycle maneuvering zone of 2 m for a total width of 4 m. The 2 m maneuvering space may be shared with pedestrian space or the City sidewalk.

**Location:** The station must be located on private property while still clearly visible to the public with 24/7 public access and allowing easy access to the street. The preferred location is along Thurlow Street.

**Surface treatment:** A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.

**Grades:** The surface must be leveled with a maximum cross slope of 3 percent and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5 percent. At minimum, spot elevations at the four corners of the station must be provided.

**Sun exposure:** No vertical obstructions to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.

**Power:** Provision of an electrical service and electrical power is to be available in close proximity to the PBS station with the development responsible for the on-going supply and cost of electricity to the PBS station.

3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided.
  - a. Adjustment of the existing speed humps in the lane adjacent the site to ensure unimpeded access by trucks to the loading bays.

Note to Applicant: One or more of the speed humps may need to be relocated to ensure the speed humps continued function as a speed deterrent.

- b. 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 as determined by the applicants' mechanical consultant 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. The developer is responsible for 100 percent of any water system upgrading that may be required.
  - c. Provision of new concrete sidewalks around the site in keeping with current downtown standards.
  - d. Relocation or removal of the wooden utility pole obstructing the parkade ramp. Should pole relocation or elimination impact the existing lane lighting then provision of replacement lane lighting will be required. Any new lighting must be accommodated on the development site due to elimination of the wood poles. Appropriate legal arrangements will be required for lighting located on the development site.
  - e. Provision of street trees adjacent the site where space permits.
  - f. Provision of standard concrete lane crossing on the west side of Thurlow Street at the lane south of Pendrell Street.
  - g. Provision of improved curb ramps at the Thurlow Street and Pendrell Street corner of the site including reconstruction of the curb return should it be necessary.
4. Provision of 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 (including non BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. 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.

## Renewable Energy

5. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for connection to a Neighbourhood Energy System, as selected by the General Manager of Engineering Services, if and when the opportunity is available and in accordance with the Council approved Neighbourhood Energy Strategy and Energy Centre Guidelines, and corresponding Neighbourhood Energy Connectivity Standards, which may include but are not limited to agreements which:
  - a. Require buildings within the development to connect to a neighbourhood energy system, as selected by the General Manager of Engineering Services, prior to occupancy if connection is deemed available and appropriate at the time of development permit application;
  - b. Require buildings on site to connect to a neighbourhood energy system, as selected by the General Manager of Engineering Services, post-occupancy through a deferred services agreement, or otherwise, at such time that one becomes available;
  - c. Grant the operator of the Neighbourhood Energy System access (on reasonable terms) to the building mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling Neighbourhood Energy System connection and operation.

Note to Applicant: Until a franchisee has been identified of the City of Vancouver's Retail Franchise for Downtown Neighbourhood Energy Services, the Applicant will be prohibited from entering into any energy supply contract (other than for electricity, or natural gas required for processes not including space heating and domestic hot water) that does not give the Applicant and all future owners of the property the right to cancel such contract in whole or in part without cause or liability. In any event no such energy supply contract will be entered into without the prior written approval of the General Manager of Engineering Services.

## Soils

6. If applicable:
  - a) Submit a site profile to Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
  - b) As required by the Manager of Environmental Planning 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; and

- c) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

### Housing

7. Make arrangements to secure all of the market residential units in this development, in an air space parcel, as rental for the life of the building or 60 years, whichever is longer, and to include registrable covenants in respect of all such units prohibiting stratification, separate sales and rental for a term of less than one month at a time, and subject to such other terms and conditions as are satisfactory to the Director of Legal Services, and the Managing Director of Social Development.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

8. Make arrangements to the satisfaction of the Director of Legal Services, the Managing Director of Social Development, and the Chief Housing Officer, to enter into a Housing Agreement, for the airspace parcel containing not less than 45 units (2 760 m<sup>2</sup> floor area) of non-market rental housing, for the life of the building or 60 years, whichever is longer, and to include registrable covenants in respect of all such units prohibiting stratification, separate sales and rental for a term of less than one month at a time and a minimum of 30 percent of units to rent below rents that are affordable to households with an income of no more than the BC Housing Income Limits in order to comply with the exemption provisions for social housing in the Vancouver Development Cost Levy By-law, except that of those 45 units:
  - a. 40 percent (18 units) shall be rented at no more than 50 percent of average market rates as determined by CMHC for the relevant downtown zone (zone 3)
  - b. 40 percent (18 units) shall be rented at no more than 80 percent of average market rates as determined by CMHC for the relevant downtown zone (zone 3)
  - c. 20 percent (9 units) shall be rented at no more than 90 percent of

average market rates as determined by CMHC for the relevant downtown zone (zone 3).

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

9. Provision of an Operations Management Plan to the satisfaction of the Managing Director of Social Development and Chief Housing Officer that addresses key issues including, but not limited to:
  - a. building operations and maintenance in respect of the social housing units;
  - b. a coordinated tenant selection process, either through the BC Housing Registry or in conjunction with other non-profit housing providers in the West End; and
  - c. allocation of surplus rental revenue from the site.
10. 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.

Note to Applicant: Please call Bryan Newson, program manager, 604 871 6002, to discuss your application.

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 CD-1 By-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the application to amend 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-1)], generally as set out in Appendix C of the Policy

Report dated May 21, 2014, entitled "CD-1 Rezoning: 1155 Thurlow Street", be approved.

- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated May 21, 2014, entitled "CD-1 Rezoning: 1155 Thurlow Street".
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated May 21, 2014, entitled "CD-1 Rezoning: 1155 Thurlow Street".
- E. THAT, subject to approval in principle of the rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated May 21, 2014, entitled "CD-1 Rezoning: 1155 Thurlow Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, prior to enactment of the amending by-law contemplated by the same report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.
- F. THAT A to E 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. REZONING: 320 Granville Street

An application by VIA Architecture Inc. was considered as follows:

Summary: To rezone 320 Granville Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 31-storey office building with retail uses at grade. The proposed floor space ratio (FSR) is 24.24.



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

### Staff Opening Comments

Planning and Development Services staff provided opening comments.

### Applicant Comments

Graham McGarva, VIA Architecture Inc., provided opening comments.

### Summary of Correspondence

The following correspondence was received since referral to public hearing and prior to the close of the speakers list:

- 1 email in support
- 2 emails in opposition

### Speakers

The Mayor called for speakers for and against the application.

Larry Swift, Talia Jevan Properties Inc., spoke in opposition to the application, noting concerns surrounding building height.

The speakers list closed at 8:42 pm.

### Staff Closing Comments

Planning and Development Services staff, along with Urban Design Division staff, responded to questions.

### Council Decision

MOVED by Councillor Reimer

- A. THAT the application by VIA Architecture, on behalf of Granco Holdings Ltd. (Carrera Management Corporation), to rezone 320 Granville Street [*Lots 1 to 5, Block 14, District Lot 541, Plan 210, PIDs:015-509-427, 015-509-443, 015-509-451, 015-509-478 and 015-509-486 respectively*] from Downtown District (DD) to a Comprehensive Development (CD-1) District, to increase the floor space ratio from 9.00 to 24.24 to allow for the construction of a 31-storey office tower, with retail uses at grade, generally as presented in Appendix A of the Policy Report dated June 13, 2014, entitled "CD-1 Rezoning - 320 Granville Street", 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 VIA Architecture, and stamped "Received City Planning Department, July 3, 2013", provided that the General Manager of Planning and Development Services 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. Reduction in rooftop height to be at or below 111.2 m, and reduction in the height of all built elements including elevator overruns to be at or below 114.8 m.

Note to Applicant: Height reductions are necessary to protect view corridors in place at the time of application. This will require a reduction in the number of floors. Staff will consider reallocation of the affected floor area, provided any revised design preserves the long-range view angles enjoyed by adjacent offices. This can be accomplished by careful additions to the east side. Note that communications equipment including cell towers and antennae cannot extend above the maximum height limits for this site.

2. Design development to break up and vary the apparent visual mass of the tower through exterior design.

Note to Applicant: This can be accomplished through the use of graduated changes to glazing, colours and materials in the vertical axis; and more pronounced variation in the angles in plan to avoid wide, flat planes; in combination with other visual effects to vary the expanse of the building as seen from Granville Street. Consideration should also be given to comments by the Urban Design Panel on May 22, 2013.

3. Design development to the office portion of the tower to enhance its architectural contribution to the city as seen on the skyline and from street level.

Note to Applicant: The top of the tower will be visible from a range of locations in the Downtown area. This can be accomplished by the addition of a more distinctive visual treatment, including colour and lighting, integrated with other parts of the building, and more pronounced sculpting of the uppermost features.

4. Provision of material samples, enlarged drawings in plan and section, photographs and other materials that show how the application will resolve the wide variety of exterior conditions shown in schematic form at rezoning, especially:
  - (a) the finely textured and varied treatments at the podium level, and
  - (b) the exterior twists and folds of the tower glazing.

Note to Applicant: Careful detailing and selection of the glass and its framing systems will be needed to achieve the effects shown without diminution.

5. Provision of high quality, durable exterior materials that reflect the best aspects of nearby buildings.
6. Provision of generously sized and continuous weather protection along both streets.

Note to Applicant: The design response should also reflect comments by the Urban Design Panel on May 22, 2013.

7. Provision of a signage strategy to ensure a well-conceived approach to announcing the various uses and tenancies.

Note to Applicant: Strategy should confirm signage hierarchy, location and type in a separate package from the drawing set, provided for reference. The strategy should avoid generic approaches such as back-lit box signs and demonstrate a fine-grained and creative approach that reflects the position of this site beside the waterfront hub.

### **Sustainability**

8. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance as required by the Green Buildings Policy for Rezonings, including at a minimum 63 points in the LEED® rating system, six optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for certification of the project is also required under the policy.

### Crime Prevention Through Environmental Design (CPTED)

9. Design development to respond to CPTED principles, having particular regards for:
  - (a) theft in the underground parking;
  - (b) residential break and enter;
  - (c) mail theft; and
  - (d) mischief in alcove and vandalism, such as graffiti.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

### Landscape

10. Design development to provide a generous public space at the corner of Granville and Cordova Streets.

Note to Applicant: Provide opportunities for seating, bicycle racks and easy, direct access to the cafe.

11. Provision of bicycle racks, within the public realm setback area along Granville Street where seating is provided, designed and located so that they are integrated with the public realm design.

Note to Applicant: Large-scale, detailed elevation drawings of the seating should be provided.

12. Design development to the fourth floor amenity deck to provide a greater definition and refinement to the spaces.

Note to Applicant: The amenity deck should include a diversity of opportunities for active and passive enjoyment, including seating areas, outdoor dining and/or urban agriculture.

13. Provide a full Landscape Plan illustrating proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees (to be removed or retained), paving, walls, fences, light fixtures and other landscape elements; and site grading. Proposed plant material should be clearly illustrated on the Landscape Plan. The landscape plan should be at 1:100 (1/8" = 1'-0") minimum scale.

14. Provision of large-scale sections (1/4"=1' or 1:50) illustrating the following:

- (a) The interface between the cafe and the Granville Street public realm, including any changes in grade, guard rails and exterior stairs. The public sidewalk to the curb should be included.

- (b) The changes in grade of the terraces in the setback along Granville Street. The section should be located parallel to the Granville Street façade.
- (c) The soil depth on all slabs. The soil depths should meet the standards of the BCSLA Landscape Standards for planting on slab.

### Engineering

15. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: Pick-up operations should not rely on bins being stored on the street or lane for pick up. Bins are to be returned to storage areas immediately after emptying.

16. Add the following note to the landscape plan. "A landscape plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such 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."
17. A canopy application is required. Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof-like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness (VBBL section 1A.9.8).
18. Compliance with the *Parking and Loading Design Supplement* to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the *Parking By-law* and the *Parking and Loading Design Supplement*:

- (a) Provision of additional stall width for parking and loading spaces where the columns are set back in excess of 4 feet from the opening to the space.

Note to Applicant: The Class A loading spaces and parking spaces adjacent the tower core are affected.

- (b) Shared vehicle spaces must be a minimum of 2.9 m in width and 5.5 m in length and meet the provisions of schedule A of the car-share agreement.
- (c) Provision of design elevations on both sides of the parking ramp at all break points, and located 2 feet off the wall through the

curved sections including notation of the length of ramp at the specified slope.

- (d) Modification of the parking ramp through the first curve near grid line E2 to facilitate effective two-way vehicle movement through this section.

Note to Applicant: The column located at the southerly end of the bicycle room encroaches into the necessary corner cut.

- (e) Provision of standard parking and loading stall dimensions as required in the *Parking By-Law*, except for those that are dedicated for Shared Vehicles which must meet schedule A of the car-share agreement.

Note to Applicant: The Class A loading space at the lane has insufficient length.

- (f) Clarify the purpose of the parking spaces labeled small car co-op on both the P1 and P2 parking levels.
- (g) The application has an insufficient number of disability parking spaces.

Note to Applicant: The provision of additional disability spaces will further decrease the parking shortfall through bonusing of the disability parking spaces.

- (h) Provision of direct and convenient primary access to the Class A bicycle parking on P1.

Note to Applicant: Access to these spaces must be provided without requiring access through the proposed streetfront Bicycle Mobility Centre.

- (i) Engineering recommends a minimum 2.1 m wide corridor between the streetfront Bicycle Mobility Centre and the Bicycle Mobility Centre bike storage room at the south end of the building.
- (j) Provision of gender-separated change, locker, WC and shower rooms for the Class A bicycle spaces proposed as part of the Bicycle Mobility Centre.
- (k) Clarify how the Bicycle Mobility Centre functions will not encumber access to the required Class A bicycle parking should the operation of the Bicycle Mobility Centre not continue in the future.

19. The proposed approach to site heating and cooling, developed in collaboration with the City and the City's designated Neighbourhood Energy System (NES) utility provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
20. Detailed design of the building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.
21. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with a City-designated NES to supply all heating and domestic hot water requirements Design provisions related to NES compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to neighbourhood energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. A declaration signed by the registered professional of record certifying that the neighbourhood energy connectivity requirements have been satisfied will be required as a pre-condition to building permit.

22. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment, including gas fired make-up air heaters or heat producing fireplaces, unless otherwise approved by the General Manager of Engineering Services.

#### 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 General Manager of Planning and Development Services, the Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

##### Engineering

1. Consolidation of Lots 1 to 5, Block 14, DL 541, Plan 210 to create a single parcel.
2. Delete the lower-floor, horizontal, ribbed building elements shown encroaching onto City Street and lane on page R-A203; or enter into encroachment agreements (on the City's standard form) to the

satisfaction of the General Manager of Engineering Services and the Director of Legal Services. Any encroaching elements are to be lightweight and demountable, and the applicant must provide a rationale (i.e. that they are necessary in order to meet LEED® standards).

Note to Applicant: An application to the City Surveyor is required. The applicant is advised that building encroachments onto City street may cause problems if strata titling a property, due to Section 244 (1)(f) of the Strata Property Act. In such cases the City may not necessarily support the provision of easements for any part of the building on City Street. If strata titling is proposed, the applicant is advised to seek independent legal advice on the matter.

3. Release of Easement & Indemnity Agreement E48727 (commercial crossings) and Annexed Party Wall Agreement 15860F (over adjoining Lot A, Plan 20201).

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

4. Provision of a statutory right of way to accommodate a Public Bike Share Station (PBS).

Size: At minimum, the smallest sized station at 16 m x 4 m should be accommodated. The physical station with docked bicycles is 2 m wide and has a required bicycle manoeuvring zone of 2 m for a total width of 4 m. The 2 m manoeuvring space may be shared with pedestrian space.

Location: The station should be located on private property while still clearly visible to the public with 24/7 public access. The preferred location is to allow easy access to the street. The location adjacent the Cordova Street frontage is acceptable.

Surface treatment: A hard surface is required with no utility access points within 150 mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.

Grades: The surface must be levelled with a maximum cross slope of 3 percent and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.

Sun exposure: No vertical obstructions, to maximize sun exposure as station operates on solar power. Ideally the station should receive five hours of direct sunlight a day.



Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station with the development responsible for the ongoing supply and cost of electricity to the PBS station.

5. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
  - (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 as determined by the applicants' mechanical consultant 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. The developer is responsible for 100 percent of any water system upgrading that may be required.
  - (b) Provision of street trees adjacent to the site where space permits.
6. Provision of 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 (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. 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. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System (NES), which may include but are not limited to agreements which:
  - (a) Require buildings within the development to connect to the City-designated NES prior to occupancy, if connection is deemed available and appropriate at the time of development permit issuance, or post-occupancy through a deferred services

agreement, or otherwise, at such time that a system becomes available;

- (b) Grant the operator of the City-designated Neighbourhood Energy System access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation, on such terms and conditions as may be reasonably required by the applicant; and
- (c) Provide for adequate and appropriate dedicated space to be used for an energy transfer station connecting the building(s) to the City-designated NES.

Note to applicant: Until a City-designated NES utility provider has been identified, the Owner will be prohibited from entering into any energy supply contract for thermal energy services, other than conventional electricity and natural gas supply, unless otherwise approved by the General Manager of Engineering Services.

#### Public Art

- 8. 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: Please contact Bryan Newson, Program Manager, 604.871.6002, to discuss your application

#### Soils

- 9. If applicable:
  - (a) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
  - (b) As required by the Manager of Environmental Planning 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; and
  - (c) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Planning,

the General Manager of Engineering Services and the Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

### Childcare

10. Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the Director of Real Estate, Managing Director of Social Development and Director of Facility Planning and Development, for the provision of an air space parcel comprising a fully fit, finished, equipped and supplied, 37-space childcare facility, with approximately 520 m<sup>2</sup> (5,600 sq. ft.) of indoor space, adjacent outdoor space of approximately 401 m<sup>2</sup> (4,320 sq. ft.), and seven dedicated parking stalls (or such indoor and outdoor space and number of parking stalls required based on the number of childcare spaces agreed to by the City's General Manager of Community Services), all to meet the intent of the City of Vancouver Childcare Design Guidelines and Technical Guidelines, as part of the development at 320 Granville Street. This childcare facility must also be licensable and meet the provincial Childcare Licensing Regulations of Community Care Facilities Licensing. The childcare facility must have a value of at least \$3 million as determined by a qualified Quantity Surveyor.

The agreement between the City and the owner will include an option to purchase the air space parcel in favour of the City for a nominal purchase price which may be exercised by the City upon acceptance of the childcare facility by the City in turn-key condition.

11. If the Director of Planning in consultation with the applicant determines that it is not feasible to locate a licensable childcare facility in the development then in lieu of delivering the childcare facility, the applicant will make a cash contribution of \$3 million to the City prior to enactment, to be used by the City to fund a childcare facility or facilities within the downtown area.

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" (DD)], generally as set out in Appendix C of the Policy Report dated June 13, 2014, entitled "CD-1 Rezoning - 320 Granville Street", be approved.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated June 13, 2014, entitled "CD-1 Rezoning - 320 Granville Street".
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated June 13, 2014, entitled "CD-1 Rezoning - 320 Granville Street".
- E. THAT A through D 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 bylaw 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

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Stevenson

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Deal  
SECONDED by Councillor Tang

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

CARRIED UNANIMOUSLY

**ADJOURNMENT**

MOVED by Councillor Stevenson  
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:52 pm.

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