



PUBLIC HEARING MINUTES

OCTOBER 14, 2014

A Public Hearing was held on Tuesday, October 14, 2014, at 6:09 pm, in the Council Chamber, Third Floor, City Hall.

PRESENT: Mayor Gregor Robertson
Councillor Adriane Carr
Councillor Elizabeth Ball
Councillor Heather Deal
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Tony Tang

ABSENT: Councillor George Affleck, Leave of Absence
Councillor Kerry Jang
Councillor Tim Stevenson

CITY CLERK'S OFFICE: Bonnie Kennett, Meeting Coordinator
Leslie Tuerlings, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Carr
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

1. HERITAGE DESIGNATION: 826 East Georgia Street (Thomas and Jessie Crawford House)

An application by Birmingham and Wood Architects was considered as follows:

Summary: To add the existing building at 826 East Georgia Street to the Vancouver Heritage Register in the 'C' evaluation category and designate it as a protected heritage property. The application proposes a variance to the *Zoning and Development By-law*, as set forth in Development Permit Application Number DE417865, to permit for additional floor area.

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.

Speakers

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

The speakers list closed at 6:13 pm.

Council Decision

MOVED by Councillor Deal

- A. THAT Council add to the Vancouver Heritage Register in the 'C' evaluation category the residential building at 826 East Georgia Street [*PID: 008-504-504; Lot 6, Block 93, District Lot 181, Plan 196*] (the "site"), known as the Thomas and Jessie Crawford House (the "heritage building").
- B. 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 heritage building at 826 East Georgia as protected heritage property.
- C. THAT A and B 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

**2. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
737 Prior Street (James McDonald House)**

An application by Birmingham and Wood Architects was considered as follows:

Summary: To add the existing building at 737 Prior Street to the Vancouver Heritage Register in the 'C' evaluation category, to designate it as a protected heritage property, and to approve a Heritage Revitalization Agreement (HRA) for the site. The application proposes variances to the *Zoning and Development By-law*, as set forth in Development Permit Application Number DE417628, to permit the construction of a new infill building.

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.

Speakers

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

The speakers list closed at 6:16 pm.

Council Decision

MOVED by Councillor Deal

- A. THAT Council add to the Vancouver Heritage Register the existing building at 737 Prior Street [*PID: 015-020-860, Lot 33, Block 100, District Lot 181, Plan 196*] (the "site"), known as the James McDonald House (the "heritage building"), to the Vancouver Heritage Register in the 'C' evaluation category.
- B. 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 heritage building at 737 Prior Street as protected heritage property.
- C. 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 to:
 - i. secure the rehabilitation and preservation of the heritage building; and

- ii. vary the *Zoning and Development By-law* to permit construction of a new infill building, as proposed under Development Permit Application No. DE417628 (the "DP Application") and as more particularly described in the Policy Report dated August 21, 2014, entitled "737 Prior Street - James McDonald House - Heritage Revitalization Agreement and Heritage Designation".
- D. 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.
- 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

**3. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
3345 Collingwood Street (Evans Residence)**

An application by Formwerks Architectural Inc. was considered as follows:

Summary: To add the existing building 3345 Collingwood Street to the Vancouver Heritage Register in the 'C' evaluation category, to designate it as a protected heritage property, and to approve a Heritage Revitalization Agreement (HRA) for the site. The application proposes variances to the *Zoning and Development By-law* and to the *Subdivision By-law*, as set forth in Development Permit Application Number DE417609, to permit the creation of two new parcels for the site, one of which is to contain the relocated heritage building that is to be converted into three strata dwelling units, and one of which is to contain a new One-Family Dwelling with Secondary Suite.

The General Manager of Planning and Development Services recommended approval.

Summary of Correspondence

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

- 1 email in support

Speakers

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

The speakers list closed at 6:19 pm.

Council Decision

MOVED by Councillor Ball

- A. THAT Council add the existing building at 3345 Collingwood Street [*PID: 012-604-895, Lot 12 of Lot 2, Block 28, District Lot 139, Plan 3576; PID: 012-604-909, Lot 13 of Lot 2, Block 28, District Lot 139, Plan 3576; and PID: 012-604-925, Lot 14 of Lot 2, Block 28, District Lot 139, Plan 3576*] (the "site"), known as the Evans Residence (the "heritage building"), to the Vancouver Heritage Register in the 'C' evaluation category.
- B. 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 heritage building at 3345 Collingwood Street as protected heritage property.
- C. 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 *Zoning and Development By-law* and the *Subdivision By-law* as proposed under Development Permit Application No. DE417609 (the "DP Application") and as more particularly described in the Policy Report dated August 21, 2014, entitled "3345 Collingwood Street - Evans Residence - Heritage Designation and Heritage Revitalization Agreement".
- D. 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.

- E. THAT, in connection with the proposed heritage designations and the proposed Heritage Revitalization Agreement discussed herein, Council support the proposed subdivision of the heritage building by way of a strata plan under the British Columbia *Strata Property Act* to create a Multiple Conversion Dwelling comprised of three strata lots and waives, for the heritage building, the requirement contained in the *Strata Title Policies for RS, RT and RM Zones* that a covenant must be registered against the property which prohibits registration of a strata plan.
- 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 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

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Deal

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Carr

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 Tang
SECONDED by Councillor Deal

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:20 pm.

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