



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

DECEMBER 14, 2016

A Regular Meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, December 14, 2016, at 9:35 am, in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Geoff Meggs, Chair
Mayor Gregor Robertson*
Councillor George Affleck
Councillor Elizabeth Ball
Councillor Adriane Carr
Councillor Melissa De Genova*
Councillor Heather Deal
Councillor Kerry Jang*
Councillor Raymond Louie*
Councillor Andrea Reimer
Councillor Tim Stevenson, Vice-Chair

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager

CITY CLERK'S OFFICE: Rosemary Hagiwara, Deputy City Clerk
Katrina Leckovic, Deputy City Clerk
Lori Isfeld, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

Councillor Meggs, Chair, acknowledged that the City of Vancouver is on the unceded traditional territory of the Musqueam, Squamish and Tsleil-Waututh First Nations.

PRESENTATION: Planning Institute of BC - Gold Award for Planning Excellence -
"Cycling Safety Study and Action Plan"

Dan Huang, President, Planning Institute of British Columbia, presented Engineering Services staff with the "Planning Institute of BC Gold Award for Planning Excellence" for the project "Making Cycling Safer for People of All Ages and Abilities: The City of Vancouver's Cycling Safety Study and Action Plan".

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Ball

THAT items 6, 8 and 9 be adopted on consent.

CARRIED UNANIMOUSLY AND
ITEMS 8 AND 9 BY THE REQUIRED MAJORITY
(Councillor De Genova and Mayor Robertson absent for the vote)

AGENDA ITEMS

1. Transportation - 2016 Update

Engineering Services staff provided a presentation updating Council on major transportation projects.

2. TransLink Fare Review

Engineering Services staff provided a presentation regarding TransLink Fare Review.

Following the presentations on items 1 and 2, Engineering Services staff, along with the General Manager, Engineering Services, and TransLink staff, responded to questions.

3. Moving Towards Zero Transportation Fatalities Action Plan

Engineering Services staff provided a presentation and, along with the General Manager, Engineering Services and Vancouver Police Department staff, responded to questions.

4. Automated and Connected Vehicles: Implications for Vancouver and Next Steps

Engineering Services staff provided a presentation on this matter.

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The Committee recessed at 11:58 am and reconvened at 2:53 pm.

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5. 800 Robson Plaza Update November 28, 2016

The Committee agreed to waive the presentation on this matter. The City Manager noted the presentation will be posted online.

**6. A New Vancouver Art Gallery: Lease Deadline Extension
November 23, 2016**

THAT the Committee recommend to Council

- A. THAT Council extend its original deadlines for execution of a lease for a new Vancouver Art Gallery (the “New Gallery”), to be located on the City-owned site at 688 Cambie Street, to December 31, 2018.
- B. THAT the original terms and conditions between the City of Vancouver and the Vancouver Art Gallery Association (“VAGA”), approved by Council in the Administrative Report dated April 15, 2013, entitled “A New Vancouver Art Gallery at 688 Cambie Street”, remain in full force and effect except as extended to December 31, 2018, and as set out in detail in Appendix A of the Administrative Report dated November 23, 2016, entitled “A New Vancouver Art Gallery: Lease Deadline Extension”.
- C. THAT no legal rights or obligations will arise or be created by Council's adoption of A and B above, unless and until the legal agreements referred to in Appendix A of the Administrative Report dated November 23, 2016, entitled “A New Vancouver Art Gallery: Lease Deadline Extension”, are approved by Council and executed and delivered by the authorized signatories of the City and the other party(ies) to same.

ADOPTED ON CONSENT (Vote No. 01684)

**7. Contract Award for Consultant Engineering Services for the Detailed Design of
Roads and Utilities in the Northeast False Creek Project
December 7, 2016**

The General Manager, Engineering Services, along with the City Manager, and Northeast False Creek Project Team staff, responded to questions.

MOVED by Councillor Stevenson

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate to the satisfaction of the City's General Manager of Engineering Services, City's Director of Legal Services, and the City's Chief Purchasing Official and enter into a contract with WSP Canada Inc. | MMM Group Limited, for Consultant Engineering Services for the Detailed Design of Roads and Utilities in the Northeast False Creek (NEFC) Project, for a term of five (5) years, with the option to extend for one (1) year, for developing a detailed design and all associated tendering and professional responsibilities during construction with an estimated contract value of \$14,022,393, plus applicable taxes over the five-year term. Funding is available for the initial contract commitment of \$11,091,857 from the approved capital budget for NEFC Viaducts Replacement Project. The funding for the remaining contract value for construction-related services of \$2,930,536 will be available subject to the approval for the project to proceed to implementation.

- B. THAT the Director of Legal Services, Chief Purchasing Official and General Manager of Engineering Services be authorized to execute on behalf of the City the contract contemplated by A above.
- C. THAT no legal rights or obligations will be created by Council's adoption of A and B above unless and until such contract is executed by the authorized signatories of the City as set out in A and B above.

CARRIED (Vote No. 01677)
(Councillors Affleck, Ball, De Genova and Louie opposed)

**8. Proposed Lease Renewals for 1500 Main Street, 1580 Vernon Drive and Proposed Licence Renewal for 58 West Hastings Street for the Continuation of Urban Farming Programs
December 11, 2016**

THAT the Committee recommend to Council

- A. THAT City Council authorize the Director of Real Estate Services to renew the lease agreements with Cultivate Canada Society (dba Sole Food Street Farms), for a further three years for City owned property located at:
 - a) 1580 Vernon Drive, legally described as PID: 007-074-654 , 007-074-671, 007-074-697 Lots A, B and C Block 59, District Lots 264A and 2037, Plan 18874; and
 - b) 1500 Main Street, legally described as PID: 011-086-947, 011-086-963, 011-086-971, 011-086-980 Lots 10 - 13, Block A2, District Lot 2037, Plan 5703;

at the nominal rental rate of \$10.00 for the term and subject to early termination upon 6 months' notice.

- B. THAT City Council authorize the Director of Real Estate Services to renew the licence with PHS Community Services Society (dba Hastings Urban Farm) for an additional one year term for the license area described in Appendix A of the Administrative Report dated December 11, 2016, entitled "Proposed Lease Renewals for 1500 Main Street, 1580 Vernon Drive and Proposed Licence Renewal for 58 West Hastings Street for the Continuation of Urban Farming Programs", which area may be expanded at the discretion of the General Manager of Community Services depending on timing and use of the remaining portion of the site for a temporary Mobile Health Unit for City-owned property located at:
 - a) 58 West Hastings Street, legally described as PID: 027-736-032, Lot 1 Block 29 District Lot 541 Group 1 New Westminster District Plan BCP39144;

at the nominal rental rate of \$10.00 for the term and subject to early termination upon 60 days' notice.

- C. THAT no legal rights or obligations will be create by Council's adoption of A and B above unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT AND
A AND B BY THE REQUIRED MAJORITY (Vote No. 01685)

**9. 2016 Social Grants for Childcare, Neighbourhoods, Small Capital and Food Programs
November 29, 2016**

THAT the Committee recommend to Council

- A. THAT Council approve one grant totalling \$63,400 to the Metro Vancouver Aboriginal Executive Council (MVAEC); source of funding is \$7,500 from the Edgewater Casino Social Responsibility Reserve and \$55,900 from the 2016 Community Services Grant budget.
- B. THAT Council approve five Childcare Research, Policy Development and Innovation grants and one Childcare Program Development grant totalling \$43,300 as outlined in Appendix A of the Administrative Report dated November 29, 2016, entitled "2016 Social Grants for Childcare, Neighbourhoods, Small Capital and Food Programs"; source of funding is the 2016 Childcare Grants Budget.
- C. THAT Council approve six Greenest City grants totalling \$250,040 to the organizations listed in Appendix B of the Administrative Report dated November 29, 2016, entitled "2016 Social Grants for Childcare, Neighbourhoods, Small Capital and Food Programs"; source of funding is the 2016 Greenest Neighbourhood Grant fund.
- D. THAT Council approve six Hastings Legacy Fund grants, totalling \$120,000 to the organizations listed in Appendix C of the Administrative Report dated November 29, 2016, entitled "2016 Social Grants for Childcare, Neighbourhoods, Small Capital and Food Programs"; source of funding is the Hastings Social Responsibility Reserve.
- E. THAT Council approve sixteen Social Policy Capital grants, totalling \$112,466 to the organizations listed in Appendix D of the Administrative Report dated November 29, 2016, entitled "2016 Social Grants for Childcare, Neighbourhoods, Small Capital and Food Programs"; source of funding is 2016 Social Policy Small Capital Grant (\$100,000) and the reallocation of \$12,466 from a previously approved 2013 Capital Grant that came under budget.
- F. THAT Council approve a grant of \$13,000 to Collingwood Neighbourhood House to support the extension of the SAFE drop-in for sex workers in the Collingwood and Cedar Cottage neighbourhoods; source of funding is the Edgewater Casino Social Responsibility Reserve.

- G. THAT Council approve a grant for Downtown Eastside urban farming programming, totalling \$59,000 to the Portland Housing Society; source of funding is the 2016 School Food Program fund.

ADOPTED ON CONSENT AND
BY THE REQUIRED MAJORITY (Vote No. 01686)

**10. Temporary Heritage Protection of 4255 West 12th Avenue
November 29, 2016**

At the Regular Council meeting on December 13, 2016, Vancouver City Council referred this matter to the Standing Committee on City Finance and Services meeting on December 14, 2016, to hear from speakers.

Heritage Group staff responded to questions.

The Committee heard from three speakers in support and one speaker in opposition to the recommendations.

MOVED by Councillor Deal
THAT the Committee recommend to Council

- A. THAT Council considers that the exterior and interior of the house at 4255 West 12th Avenue (PID: 011-639-172 and 011-639-181; Lot 11 of Lot 4, Block 176, District Lot 540, Plan 4283 and the east half of Lot 12 of Lot 4, Block 176, District Lot 540, Plan 4283) is heritage property.
- B. THAT pursuant to Section 589 of the Vancouver Charter, Council orders that the whole of the exterior and the interior of the house be subject to temporary protection in accordance with the provision of Section 591 of the Vancouver Charter for a period of 120 days from December 13, 2016.
- C. THAT Council directs the form of this order shall be satisfactory to the City's Director of Legal Services and that the Order shall be executed on behalf of the Council by the Director of Legal Services.

CARRIED UNANIMOUSLY (Vote No. 01678)
(Mayor Robertson absent for the vote)

11. Culture: Fourth Pillar of Sustainability

At the Regular Council meeting on December 13, 2016, Vancouver City Council referred this matter to the Standing Committee on City Finance and Services meeting on December 14, 2016, to hear from speakers.

The Committee heard from one speaker in support of the motion.

MOVED by Councillor Ball
THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver is a member of United Cities and Local Governments (UCLG), the largest association of local governments in the world, through the Federation of Canadian Municipalities (FCM);
2. The UCLG approved Agenda 21 policy statement “Culture: Fourth Pillar of Sustainable Development” passed on November 17, 2010. The UCLG has affirmed that the fundamental purpose of governance is to work towards a healthy, safe, tolerant and creative society, as well being financially prosperous;
3. The City of Vancouver enjoys long-term policies to support three pillars of sustainability: the Greenest City Action Plan (ecological), the Vancouver Economic Action Strategy (environment) and the Healthy City Strategy (social). Culture as the fourth pillar will augment the existing three pillars, foster connections between them, and will maximize their collective impact;
4. Canadian cities, such as Montreal, Toronto, Quebec City, Nanaimo, Kelowna, New Westminster, Langley, Port Moody, and Nelson have recognized culture as the fourth pillar of sustainability;
5. The following motion has three purposes: (1) to promote the development of Vancouver’s arts and cultural sector; (2) to promote cultural diversity and inclusion within the City of Vancouver; (3) to ensure that culture has a major place in all of the City of Vancouver’s public policies;
6. The City of Vancouver Arts and Culture Policy Council supports the objectives of the UCLG approved Agenda 21 policy statement “Culture: Fourth Pillar of Sustainable Development”.

THEREFORE BE IT RESOLVED THAT Vancouver City Council requests staff to investigate the opportunity for the City of Vancouver to adopt the Agenda 21 policy statement, “Culture as the Fourth Pillar of Sustainable Development”;

BE IT FURTHER RESOLVED THAT Vancouver City Council requests staff to investigate the opportunity for the City of Vancouver to participate in the United Cities and Local Governments’ Leading Cities (UCLG) cultural sustainability capacity-building and learning programme.

CARRIED UNANIMOUSLY (Vote No. 01679)
(Councillors Jang, Louie and Mayor Robertson absent for the vote)

12. Action to Speed Refugee Arrivals

At the Regular Council meeting on December 13, 2016, Vancouver City Council referred this matter to the Standing Committee on City Finance and Services meeting on December 14, 2016, to hear from speakers.

The Committee heard from one speaker in support of the motion.

MOVED by Councillor Meggs
THAT the Committee recommend to Council

WHEREAS

1. Many citizen sponsors responded very positively to the government's call in late 2015 for Syrian refugees to come to Canada;
2. Many groups raised money, undertook training and generally prepared to welcome a refugee family;
3. Because of a change in policy by the federal government, many sponsorship groups and Groups of five are still waiting for refugee families, including groups in Vancouver;
4. It has been shown that the best way to integrate refugees into Canadian society is with a group of citizens hosting them.

THEREFORE BE IT RESOLVED

- A. THAT Council request the federal government to take whatever steps are necessary to ensure that refugee families both from Syria and other countries are processed, and travel arrangements made, so the sponsorship groups and Groups of 5 that are ready to host such refugees can welcome those refugee families within three months.
- B. THAT the Mayor write to Prime Minister Justin Trudeau and John McCallum, Minister of Immigration, Refugees and Citizenship, to urge them to take quick action on this matter.

CARRIED UNANIMOUSLY (Vote No. 01680)
(Councillor Louie and Mayor Robertson absent for the vote)

13. Update Special Events Policy

At the Regular Council meeting on December 13, 2016, Vancouver City Council referred this matter to the Standing Committee on City Finance and Services meeting on December 14, 2016, to hear from speakers.

The Committee heard from one speaker in support of the motion.

The City Manager responded to questions.

MOVED by Councillor Deal
THAT the Committee recommend to Council

WHEREAS

1. Vancouver has over 500 outdoor special events taking place annually, most of which are small and community-driven, but some of which are larger destination events such as the Jazz Fest and Mural Fest;
2. The Special Events Policy was first developed in 2004 and no comprehensive review of the policy has been undertaken;
3. All members of Council currently in office made a specific commitment in the 2014 election to “reform the permit process to make it easier for local groups to put on events in public places”;
4. Supporting communities in gathering is an important principle of social inclusion and City policies such as Healthy City and Engaged City;
5. There are established, emerging and potential outdoor destination events that support City priorities and are in need of support in order to grow;
6. Community groups often perceive and experience barriers to hosting outdoor community events for a variety of reasons;
7. Community-driven and destination event costs can be unpredictable, variable and create uncertainty for organizers;
8. The current Special Events Policy neither clearly distinguishes between smaller, community-driven and/or neighborhood-focused events and larger, professionally-produced destination events nor provides detail on City support of those events;
9. The City does not regularly produce destination events, but does regulate and support them in a variety of ways, and responds to requests to hold destination events but does not have a consistent framework for taking proactive action to enable the creation of new events.

THEREFORE BE IT RESOLVED THAT Council direct staff to review the Special Events Policy, in consultation with the public, community groups, stakeholders, and partners, and report back to Council by July 2017 with an update to the Special Events Policy that includes:

1. Defined event categories with clear criteria including but not limited to “Destination Special Event” and “Community Special Event”.
2. A “Destination Special Event Strategy” that, working with the Vancouver Park Board, Tourism Vancouver, BIAs and other potential partners and stakeholders, provides:
 - a. direction regarding method for proactive working with partners to encourage and support new and emerging destination events;

- b. greater clarity and certainty for partners wishing to produce destination events in the City or evolve existing events; and
 - c. recommendations for selection and support criteria including, but not limited to: frequency, type, economic benefits and legacy.
3. Revisions to the Special Event Policy to support community-driven events that include:
- a. plans and processes collaboratively designed to address community concerns and facilitate low-barrier processes for community-driven special events organizers;
 - b. recommendations regarding funding, staffing and partnerships needed to support community-driven events; and
 - c. metrics specifically created to monitor how well the revised Special Events policy is supporting community-driven events.
4. A general, strategic special event framework that provides recommendations on how to improve processes and service, funding models and promote partnerships.
5. Timeline for change implementation and identification of opportunities, programs and/or actions already undertaken or to be undertaken in the 2017 calendar year.

CARRIED UNANIMOUSLY (Vote No. 01681)

The Committee adjourned at 4:27 pm.

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**REGULAR COUNCIL MEETING MINUTES
STANDING COMMITTEE OF COUNCIL ON
CITY FINANCE AND SERVICES**

DECEMBER 14, 2016

A Regular Meeting of the Council of the City of Vancouver was held on Wednesday, December 14, 2016, at 4:28 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on City Finance and Services meeting, to consider the recommendations and actions of the Committee.

PRESENT: Mayor Gregor Robertson
Councillor George Affleck
Councillor Elizabeth Ball
Councillor Adriane Carr
Councillor Melissa De Genova
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Tim Stevenson*

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager

CITY CLERK'S OFFICE: Janice MacKenzie, City Clerk
Katrina Leckovic, Deputy City Clerk
Lori Isfeld, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
December 14, 2016

Council considered the report containing the recommendations and actions taken by the Standing Committee on City Finance and Services. Its items of business included:

1. Transportation - 2016 Update
2. TransLink Fare Review
3. Moving Towards Zero Transportation Fatalities Action Plan
4. Automated and Connected Vehicles: Implications for Vancouver and Next Steps
5. 800 Robson Plaza Update
6. A New Vancouver Art Gallery: Lease Deadline Extension
7. Contract Award for Consultant Engineering Services for the Detailed Design of Roads and Utilities in the Northeast False Creek Project

8. Proposed Lease Renewals for 1500 Main Street, 1580 Vernon Drive and Proposed Licence Renewal for 58 West Hastings Street for the Continuation of Urban Farming Programs
9. 2016 Social Grants for Childcare, Neighbourhoods, Small Capital and Food Programs
10. Temporary Heritage Protection of 4255 West 12th Avenue
11. Culture: Fourth Pillar of Sustainability
12. Action to Speed Refugee Arrivals
13. Update Special Events Policy

Items 1 to 13

MOVED by Councillor Stevenson
SECONDED by Councillor Deal

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of December 14, 2016, as contained in items 1 to 13, be approved.

CARRIED UNANIMOUSLY AND
ITEMS 8 AND 9 BY THE REQUIRED MAJORITY

UNFINISHED BUSINESS

1. **TEXT AMENDMENT: 4066 Macdonald Street and 2785 Alamein Avenue November 1, 2016**

At the Public Hearing on December 13, 2016, Vancouver City Council concluded a Public Hearing on the above-noted application and referred discussion and decision on the matter to the Regular Council meeting following the Standing Committee on City Finance and Services meeting on December 14, 2016, as Unfinished Business.

Planning, Urban Design and Sustainability staff responded to questions.

MOVED by Councillor Louie
SECONDED by Councillor Stevenson

- A. THAT the application by Trillium Project Management Ltd. to amend CD-1 (Comprehensive Development) District (328) By-law No. 7337 for 4066 Macdonald Street and 2785 Alamein Avenue [*Lot D of Lot 4, Block 1, District Lot 139, Plan LMP18548 and Lot 14 of Lot 4, Block 1, District Lot 139, Plan 4456; PIDs 018-901-921 and 007-274-246, respectively*] to increase the floor space ratio (FSR) from 0.75 to 1.35 FSR and the height from 9.2 m (30.2 ft.) to 11.3 m (37 ft.) to permit the development of a three-storey mixed-use building and three-storey duplex, with a total of 186 m² (2,007 sq. ft.) of commercial space and eight dwelling units, generally as presented in Appendix A of the Policy Report dated November 1, 2016 entitled "CD-1 Text Amendment: 4066 Macdonald Street and 2785 Alamein Avenue", 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 Shift Architecture, on behalf of Trillium Project Management Ltd. and stamped “Received Planning Department, March 15, 2016”, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

1. Design development to substantially reduce the overall height of the mixed-use building to be more compatible with the surrounding neighbourhood.

Note to Applicant: Noting that the proposed height is 14.1 m (46 ft.), the height of the mixed use building should be reduced to 11.3 m (37 ft.). This may be achieved by providing a flat roof form. The north portion of the building should continue to step down in height to mitigate impact across the lane and on adjacent rear yards, noting this lower form should be well integrated within the overall form.

2. Design development to the mixed-use building to ensure compatibility with the scale and character of the surrounding neighbourhood.

Note to Applicant: This may be achieved with further detailing of the facades to provide a finer scale. Individual retail and townhouse units should be clearly articulated, and the lane elevation should be less blank.

3. Design development to the duplex to be more compatible with the adjacent single-family house.

Note to Applicant: The building depth and height should be reduced to provide an improved transition to the single family house. The cantilevered deck at the rear should be deleted. The overall height to the main roof ridge should not exceed 35 ft. The main gable roof may be re-oriented to provide a cross gable roof, with the upper storey reading as more substantially contained within the roof form.

4. The proposed unit mix including eight three-bedroom units is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of the dwelling units designed to be suitable for families with children.

5. Submission of a bird-friendly strategy for the design of the building is encouraged in the application for a development permit.

Note to Applicant: Refer to the Bird-Friendly Design Guidelines for examples of built features that may be applicable. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

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

Landscape Design

7. Design development to the entry front courtyard area to be expanded to create a more usable common nook/gathering space, oriented to the street.

Note to Applicant: The entry courtyard could be enlarged by reducing the patio space of Unit 7, while still allowing for sufficient privacy buffering. Seat walls and benches should be added, as well as friendly, flowering planting and vines, climbing on a trellis/gate structure.

8. Provision of a more pedestrian-friendly experience at the lane edges by the use of down lighting and the addition of substantial planting beds at grade.

Note to Applicant: The lane edge planting should be provided for the entire length of the main building, all the way to the property line. Planting should be protected from vehicles by an 8 in. high curb.

9. Provision of a landscape buffer between the parkade ramp and east property line, to minimize the impact on the adjacent property.

Note to Applicant: The landscape buffer should be a minimum of 1 m wide and consist of woody evergreen plants for year-round structure.

10. A full Landscape Plan for the proposed landscape is to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant materials should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
11. Section details at a minimum scale of 1/4"=1' scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours, trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
12. Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

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

13. Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
14. New proposed street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.
15. A high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade.
16. A Landscape Lighting Plan is to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

17. Design development to improve the central courtyard walkway experience by allowing the planting beds along the duplex building to be flush with the courtyard grade, rather than raised.

Note to Applicant: This will require changes to the parkade. The effect can be achieved by sinking the planters deep into the parkade, while still allowing adequate depth of soil of a minimum of 2.5 ft. for small trees, not including drainage layer. This may require deeper excavation to allow for parkade head room.

18. Provision of a public-private realm interface transition zone for the residential units fronting Macdonald Street, confirming a hierarchical, layered transition.

Note to Applicant: This should ensure adherence to CPTED principles, while still presenting a friendly orientation to the street. A typical section from the building face to the sidewalk should be provided to confirm.

19. Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long-term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should be to BCSLA standards or better.

Sustainability

20. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management and a 22% reduction in energy costs as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration from the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Engineering

21. Provision of a detailed storm water management plan that limits the storm water runoff from the site to pre-development values for a ten-year return period storm.

22. Provision of an improved Site Plan showing the existing utility poles in the lane.

Note to Applicant: Please ensure that no portion of the wood pole impedes access and maneuvering into and out of the parkade ramp.

23. Clarification of 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.

24. Provision of an updated landscape plan that reflects the street improvements sought by this application.

25. Deletion of back boulevard trees shown on Macdonald Street.

26. Deletion of curbing and treatments that appear to encroach into the lane as shown on the landscape plan.

27. A canopy application is required. Canopies must be fully demountable and drained to the building's 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).

28. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

(i) Provision of measures to address conflicts between vehicles on the main parkade ramp - a convex mirror is recommended.

(ii) Provision of minimum 2.0 m vertical clearance on the parkade ramp and at the corner of the Level 1 floor projection are to be provided and dimensioned on the Building Section 1 drawing.

(iii) Provision of corner cuts or retaining wall with a maximum height of 0.6 m from road grade to top of the wall either side of the parkade ramp at the lane.

Note to Applicant: This is to improve sightlines for motorists entering and exiting the parkade.

- (iv) Confirmation of design elevations 24.094 m and 28.417 m shown on the main parkade ramp at the 12.5% to 15% breakpoint shown on drawing A2.01.

Note to Applicant: The design elevations provided do not calculate to 12.5% and 15% slopes and are not consistent with the design elevations that are shown on drawing A3.01.

- (v) Provision of additional design elevations throughout the parking layout, all four corners of the disability stall, throughout the Class B loading bay and at all entrances.

Note to Applicant: This is to calculate slope and cross fall.

- (vi) Provision of an additional section drawing showing the minimum vertical clearance for the overhead security gate for the residential parking.

- (vii) Provision of a 4.6 m Class B loading throat, shown on drawing A3.01, to be clear of all structure for maneuvering.

- (viii) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

- (ix) Provision of automatic door openers on the doors providing access to the bicycle room(s) to be shown on plans.

- 29. The owner or representative is advised to contact Engineering Services to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

Note to Applicant: Connect the storm and sanitary connections to the storm and sanitary mains on Alamein Avenue.

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, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering 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 Lot D of Lot 4, Block 1, District Lot 139, Plan LMP18548 and Lot 14 of Lot 4, Block 1, District Lot 139, Plan 4456 to create a single parcel.
2. Release of Easement & Indemnity Agreement 82010M (commercial crossing), SRW Agreement BH309411 and associated Covenants BH309410 and BH309412 (pertaining to off-site parking) prior to building occupancy.

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.

3. Provision of a shared use loading agreement between residential and commercial uses for the use of the Class B loading bay.
4. 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 are provided.
 - (i) 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, sprinkler demand, hydrant load, and domestic water demands to determine if water main 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% of any water system upgrading that may be required.

- (ii) Provision of a “double” bulge (extending along both Macdonald Street and Alamein Avenue) with sod landscaping at the northeast corner of the Macdonald Street and Alamein Avenue. Work to include relocation and adjustment of all utilities and infrastructure necessary to allow for the construction of the double corner bulge.
- (iii) Provision of pedestrian countdown timers at the pedestrian activated signal at Macdonald Street and Alamein Avenue.
- (iv) Provision of upgraded street lighting adjacent to the site including intersection lighting using LED technology. A lighting study will be required to determine the extent of street lighting upgrading that will be necessary.
- (v) Provision of upgraded sidewalks adjacent to the site in keeping with the area standards.

Note to Applicant: For Alamein Avenue frontage, retention of existing approximately 2.5 m grass/treed front boulevard and provision of a new 1.8 m saw-cut, broom-finished concrete sidewalk. The remaining approximately 0.7 m back boulevard is to be sodded.

Note to Applicant: For Macdonald Street frontage, provision of a 1.2 m utility strip, 2.1 m saw-cut, broom-finished concrete sidewalk, and the balance in matching broomed finished sidewalk in keeping with the area sidewalk standards.

- (vi) Provision of a standard concrete lane crossing and new curb returns and curb ramps on the east side of Macdonald Street at the lane north of Alamein Avenue.
 - (vii) Provision of street trees adjacent to the site where space permits.
5. 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 the 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 alteration 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.

Environmental Contamination

6. If applicable:
 - (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services 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
 - (iii) If required by the Manager of Environmental Services 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 Services, 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 separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Note to Applicant: 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-law and at no cost to the City.

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, subject to enactment of the CD-1 amending By-law, the Noise Control By-law be amended to include the CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated November 1, 2016 entitled “CD-1 Text Amendment: 4066 Macdonald Street and 2785 Alamein Avenue”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 amending By-law.

- 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 expenditures 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 condition of rezoning are at the sole 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 (Vote No. 01682)
(Councillor Ball ineligible for the vote due to being absent from the Public Hearing on December 13, 2016)

2. REZONING: 5050-5080 Joyce Street

At the Public Hearing on December 13, 2016, Vancouver City Council concluded a Public Hearing on the above-noted application and referred discussion and decision on the matter to the Regular Council meeting following the Standing Committee on City Finance and Services meeting on December 14, 2016, as Unfinished Business.

Planning, Urban Design and Sustainability staff responded to questions.

MOVED by Councillor Louie
SECONDED by Councillor Jang

- A. THAT the application by Henriquez Partners Architects, on the behalf of 5000 Joyce Property Inc. (Westbank Projects Corp.), to rezone 5050-5080 Joyce Street [*Lots 5 and 6 except portions in Explanatory Plan 8341 and LMP 19566, Block 16, District Lots 36 and 51, Plan 1650; Lot 7, except part in Explanatory Plan 8340 and LMP 18090, Block 16, District Lots 36 and 51, Plan 1650; and Lot 8, except: firstly; part in Explanatory Plan 7093, Secondly; Part in Explanatory Plan LMP 18086, Block 16 District Lot 51, Plan 1650; PIDS: 014-497-077, 014-497-085, 014-497-093, 014-497-107, respectively*] from C-2C (Commercial)

District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 3.00 to 15.37 to permit the development of a 30-storey mixed-use commercial-residential building with a maximum height of 89.33 m (293 ft.), generally as presented in Appendix A of the Policy Report dated November 1, 2016 entitled “CD-1 Rezoning: 5050-5080 Joyce 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 Planning & Development Services (Rezoning Centre), June 29, 2016”, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

1. Design development to improve the continuity of pedestrian activation at the south lane.

Note to Applicant: This can be achieved by providing active commercial uses on both Joyce Street and the south lane, creating a prominent, rather than inset corner. Commercial entries should be located from the south lane as well as Joyce Street. The residential entry should be easily identifiable, but not be so large as to detract from an active street edge.

2. Design development to improve the relationship of the building to the public realm at the south lane.

Note to Applicant: The south lane is proposed to be closed to vehicular traffic and enhanced as a public open space. The improved relationship can be achieved by providing setbacks more in keeping with the Precinct Guidelines of a minimum of 4 ft. at the lane edge and a 20 ft. at residential levels to improve the sense of openness in the new pedestrian public space. The upper setback should not be any less than 16’-6”.

3. Design development to the podium to improve its architectural relationship to the tower.

Note to Applicant: Maintain a distinct podium, while bringing elements of the tower to the ground through the podium.

4. Design development to the balconies to mitigate the apparent width of the building and ensure livability.

Note to Applicant: While developing the balcony design expression, reduce the extent of wrap-around balconies to allow some exposure of the building corners. Ensure that units have balconies that are appropriately sized for their occupancy. Through design development, seek opportunities to increase shared outdoor amenity space. Balcony area in excess of 12% will be included in the calculation of FSR, but shall not be captured in or converted to enclosed floor area or otherwise cause an increase in building bulk.

5. Design development to the upper levels of the tower to improve the contribution to the general skyline.

Note to Applicant: Design development to create a distinctive and attractive top of the building that distinguishes it from other towers in the area and provides a distinct character to add to the skyline. Consider shaping, material and lighting elements that may reflect the tower expression.

6. Design development to confirm integration of all rooftop mechanical equipment, including elevator override service volumes, photovoltaic panels, window washing infrastructure and other service equipment within the proposed mechanical penthouse and enclosure.

Note to Applicant: The roof should remain uncluttered, as proposed, with all equipment being housed in the appurtenances. Where possible, enclosures should be of non-opaque materials and contribute to the overall architecture of the building.

7. Incorporate built form requirements in the development to achieve required acoustic mitigation.

Note to Applicant: Acoustics requirements are currently being updated to ensure comfort in dwelling units adjacent to Skytrain or rails. It is possible that certain building construction upgrades may be required to meet the updated acoustics criteria in the Zoning and Development By-law. However, revisions to achieve required acoustic mitigation should not increase the apparent bulk of the building nor diminish its architectural character.

8. Provision of high-quality and appropriately scaled weather protection along the Joyce Street and south lane facades.

Note to Applicant: Canopy depths of a minimum of 5 ft. at a height 9 ft. above the ground should be provided. Canopies at

higher heights should be proportionately deeper. Coordinate with street trees.

9. Confirmation of the proposed demising of the commercial area so that no frontage exceeds 15.3 m.

Note to Applicant: At least two commercial units are required to ensure an animated building frontage. Exception may be made if a single ground floor tenant offers a comparable amount of activity and visual interest, such as a restaurant.

10. Confirmation on the ground floor (Level 1) plan of separate means of egress and access to services for the residential and commercial users of the building.

11. Provision of a vertical vent space to accommodate future exhaust from the commercial level.

Note to Applicant: Intent is to allow for a wider range of uses, including restaurants, without requiring the retrofitting of exhaust ducting on the outside of the building.

Crime Prevention through Environmental Design (CPTED)

12. Design development to consider the principles of CPTED, having particular regard for security in the underground parking in accordance with section 4.13 of the Parking By-law and by painting the walls and ceiling of the parking garage white.

13. Design development to improve defensibility and reduce opportunities for loitering.

Note to Applicant: The inset portions of the street and south lane frontage provide an opportunity of loitering and collection of refuse. This issue should be resolved, while maintaining façade interest.

14. Design development to reduce opportunities for graffiti.

Note to Applicant: Opportunities for graffiti can be mitigated by reducing areas of exposed wall, by covering these walls with vines, hedges, or by using a protective coating material.

Landscape

15. Design development to improve Joyce Street interface, activate and enhance the front entry area.

Note to Applicant: The presentation to the street should be better developed by deleting the water feature (refer also to Urban Design condition 1).

16. Coordinate with Engineering to integrate some user-friendly, interactive landscape features into the public realm, such as benches or seat walls, colourful planting, interesting paving patterns, sculptures or public art.
17. Provision of plant species on structures which are non-invasive and non-aggressive, by replacing the bamboo at parkade ramp and roof terrace.

Note to Applicant: This is a concern for future maintenance of concrete structures, as bamboo has proven to eventually create cracks in concrete, despite use of containers and root barriers.

18. Coordination with Engineering to determine locations of utility infrastructure under pedestrian lane and how this will affect existing proposed retained trees.
19. Provision of arboricultural information, as follows:
 - (i) A Letter of Assurance for arborist supervision during any excavation into the Critical Root Zones of retained trees, or any work in proximity to retained trees which may cause root damage to retained trees. The letter should be signed and dated by arborist, owner and contractor.
 - (ii) An updated arborist report, to discuss in detail methods of safe protection, for retained trees, in context of proposed footprint, grades and other site constraints. Report to include a scaled and dimensioned tree protection plan and Critical Root Zones. Confirmation of safe tree protection is required.

20. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

21. Provision of a pedestrian friendly experience at both the east and south lane edges by the use of down lighting and more substantial planting at grade.

Note to Applicant: The lane edge planting should be protected from vehicles by an 8" high curb.

22. Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should be to BCSLA standards or better.

23. Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's *Urban Agriculture Guidelines for the Private Realm* and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

24. Provision requirements at the time of Development Permit application:

- (i) A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
- (ii) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
- (iii) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: : The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the

underground parking slab should be included in the section.

- (iv) Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
- (v) New proposed street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.
- (vi) A high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade;
- (vii) A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

Sustainability

- 25. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED™Gold with a minimum of 6 optimize energy performance points, 1 water efficiency point and 1 stormwater point.

Note to Applicant: Provide a checklist and a detailed written description of how the rating system 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, with significant elements keyed to the building plans and elevations. A letter from the Mechanical consultant shall be submitted outlining how the 6 optimize energy points will be achieved in this building design.

Engineering Services

- 26. Clarification is required for the note "Land Dedication" in the vicinity of the base of the parking ramp on page A1.07. There are no dedications proposed or required of this application.

27. Provision of Class B bicycle parking on private property outside of the pedestrian SRW on Joyce Street.

Note to Applicant: Should bicycle racks be desired on public property staff will provide an approved location prior to building occupancy once new sidewalks and all street features are installed and constructed. Class B bicycle parking must be provided as per the parking by-law on-site or relaxed to the satisfaction of the Director of Planning. On-street bicycle parking does not count towards class B bicycle requirements.

28. Provision of a revised site plan and landscape plan (drawing L1.6) that includes the off-site improvements sought by this rezoning and to include the future BC Parkway walking and cycling path alignment included as part of the Phase 2 Long-Term Station Upgrades in the Joyce-Collingwood Station Precinct Plan and the Skytrain Station Upgrades.

Note to Applicant: The 4.0 m width of the pathway is to be clearly marked on the plans.

29. Provision of a revised design for the interface between the site that better anticipates the BC Parkway and TransLink bus loop plans, ensuring that pedestrian connections created now will continue to function when Phase 2 of the station is constructed.

Note to Applicant: The alignment of the 'Future Proposed Bike Path' on drawing L1.6 does not represent the design that was approved as part of the Phase 2 concept design for Joyce Collingwood SkyTrain Station Upgrades. For background information please refer to:

<http://vancouver.ca/files/cov/joyce-collingwood-station-precinct-plan-2016-07-20.pdf>

http://www.translink.ca/-/media/Documents/plans_and_projects/station_exchange_improvements/joyce_collingwood/joyce_collingwood_information_boards_december_2014.pdf

30. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
31. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
- (i) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, within the parking levels and at all entrances.

Note to Applicant: The slope, crossfall and length of the ramp sections must be shown on the submitted drawings. The slope and crossfall must not exceed 5% within the parking and loading areas.

- (ii) Confirmation of the minimum vertical clearances are met for the main ramp, security gates, and loading bays.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces. 3.8 m of vertical clearance is required for Class B loading spaces and maneuvering.

- (iii) Provision of a section drawing for stall 7 on P2 to confirm 2.0 m of vertical clearance is being provided. This condition exists on multiple levels.
- (iv) Provision of a parking ramp design to the satisfaction of the General Manager of Engineering Services.
- (v) Provision of additional ramp width, corner cuts or column relocations may be required. Remove the south edge of the ramp that is encroaching over the PL into the closed lane on drawing A1.07. The maneuvering shown in Exhibit 3 of the Bunt analysis is different than the ramp design shown on drawing A1.07. Clarification of this conflict is required. Contact Dave Kim of the Parking Management Branch for more information.
- (vi) Dimension all loading stalls, parking stalls and columns encroachments into parking stalls.
- (vii) Provision of 'stairs free' loading access from the residential loading bay to elevator core.

Note to Applicant: Consider a loading lift or elevator.

- (viii) Provision of 'stairs free' loading access to the CRU at gridline B/6.

Note to Applicant: Ramping the loading corridor would achieve this.

- (ix) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

- (x) Confirmation that firefighting requirements are met for the proposed residential building entry shown via the closed portion of lane.
- (xi) Confirmation that the proposed vista switch location will not impede parkade ramp grades and construction.

Housing Policy and Projects

- 32. That the proposed unit mix of 22% Studio, 13% one-bedroom, 44% two-bedroom, and 21% three-bedroom be included in the Development Permit drawings.

Note to Applicant: This unit mix reflects the proposed increase in square footage per floor to increase the amount of family units within the proposal. Any changes in unit mix from the proposed rezoning application shall be to the satisfaction of the General Manager of Planning, Urban Design and Sustainability.

- 33. The building is to comply with the High Density Housing for Families with Children Guidelines, and include a common amenity room with kitchenette (and an accessible washroom adjacent to this amenity room).
- 34. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activity.

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, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the Chief Housing Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 1. Consolidation of Lots 5 and 6, Both Except Portions in Explanatory Plans 8341 and LMP19566; and Lot 7 Except Part in Explanatory Plan 83440 and LMP18090; and Lot 8 Firstly, Part in Explanatory Plan 7093, Secondly, Part in Explanatory Plan LMP18086; all of Block 16, District Lots 36 and 51, Plan 1650 to create a single parcel.
- 2. Provision of a "jug handle" Statutory Right of way over an eastern portion of the site to accommodate truck and vehicle tuning from the existing north/south lane onto the new east/west lane. The SRW area is to be free and clear of all

obstructions from grade to a minimum of 25' (7.62 meters) above grade but will allow for construction within the SRW area below grade. All City by-laws including the Street and Traffic By-law will apply to this SRW area.

Note to Applicant: Engineering Services will provide a sketch.

3. Provision of building setback and a surface SRW to achieve a 5.5 meter distance from the back of the City curb to the building face on Joyce Street. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimension. Landscaping, door swings, exhaust vents, bike racks, stairs and walls are not to encroach into the final SRW area. The SRW will allow construction within the SRW area below grade.
4. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 3 Shared Vehicle(s) and the provision and maintenance of 3 Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
 - (i) provide 3 Shared Vehicle(s) to the development for a minimum period of 3 years;
 - (ii) enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
 - (iii) provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
 - (iv) make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
 - (v) provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;
 - (vi) registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
 - (vii) provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to Applicant: Shared vehicle spaces are required to be a minimum width of 2.9 m.

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.
 - (i) Provision of pedestrian lighting in the closed portion of the lane and street and/or pedestrian lighting in the new portion of lane.
 - (ii) Construction of a new paved lane within the existing right-of-way from the lane east of Joyce St. to Payne St. lane design to include drainage, street and pedestrian lighting, adjustments to the street end at Payne St. to provide for the new lane entry/exit and construction of a retaining wall and regrading of adjacent lands to the south as needed to accommodate the lanes construction.
 - (iii) Construction of a new pedestrian walkway/plaza in the lane allowance between Joyce St. and the lane east of Joyce St. including provision of standard treatments proposed for the closed portion of laneway to include standard broom-finished concrete, simple landscaping, bollards, required lighting and street trees. A separate application to the General Manager of Engineering Services is required for the proposed treatments which will be reimbursed by City upon completion of the new walkway / plaza.
 - (iv) Provision of a standard commercial lane crossing at the new lane entry at Payne St.
 - (v) Provision of an upgrade of the full traffic signal at the intersection of Joyce and Wellington to a fully actuated signal. The traffic from the development will be directed to use this signal to access Joyce Street as the existing E-W lane will be removed. This upgrade is subject to a more detailed review to determine if there is any reduction in the extent of signal upgrading necessary for this project. Any reduction is fully at the discretion of the General Manager of Engineering Services and is to be determined prior to issuance of the related development permit.

- (vi) Provision of up to \$100,000 for neighbourhood traffic calming to address any traffic concerns as a result of the signal upgrade and lane relocation is required. This will be secured with a letter of credit. Any traffic calming measures are to be provided within 2 years of issuance of the first occupancy permit for the building.
- (vii) Provision of new concrete sidewalks on Joyce St. adjacent the site in keeping with area standards.
- (viii) Provision of a new bus shelter including foundation and electrical service should it be required is to be provided at the new bus stop location. A final location for the shelter will be provided prior to issuance of the related development permit.
- (ix) Provision of upgraded street lighting on Joyce St. adjacent the site.
- (x) Provision of speed humps within the north/south lane subject to neighbourhood notification.
- (xi) Provision of street trees adjacent the site where space permits.
- (xii) Provision of the following Transportation Demand Measures:
 - a. A \$100,000 transit incentive fund is to be provided for the building residents that will offer a 25% rebate on transit passes until such time as the fund is exhausted.
 - b. A vehicle ownership study is to be provided 6 months after occupancy that will look at vehicle ownership in this building and in the surrounding area. A commitment letter is required to secure this requirement.
- (xiii) Provision of a new northbound bus stop located 27.0 m north of south PL. No physical obstructions are to be located within area 9.0 m south and 3.0 m east of new Bus Stop ID Sign.
- (xiv) 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, sprinkler demand, hydrant load, and domestic water demands to determine if water main 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% of any water system upgrading that may be required.

- (xv) Upgrading of approximately 260 m of existing 200 mm Joyce St. sanitary sewer to 300 mm between Vanness Avenue and Euclid Avenue [Manhole 402565 (legacy I.D. FJCQP1) at Vanness Avenue to Manhole 416504 (legacy I.D.FJCQQF) at Euclid Avenue] is required. The upgrade is at the full cost of the applicant and is currently estimated at \$750,000.00 in 2016 dollars. This upgrade is subject to a more detailed review to determine if there is any reduction in the extent of sewer upgrading necessary for this project. Any reduction is fully at the discretion of the General Manager of Engineering Services and is to be determined prior to issuance of the related development permit.
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. Closure to vehicles of the existing portion of lane adjacent to the south side of the site between Joyce Street and the lane east, including all adjustments and relocations to infrastructure to accommodate the closure such as removal of the existing lane entry, pavement and existing lane lighting. Replacement on Joyce St. with curbing, sidewalk, signage and drainage adjustments as needed including adjustment, relocation or removal of the existing fire hydrant at the Joyce St. lane entry. The lane closure treatments must consider all existing underground and overhead utilities as well as new utilities to be supplied as a result of the development of the site all to ensure those utilities can be easily accessed and maintained by the respective utility companies. Confirmation of ease of access design will be required from all utility companies.

8. The design of the closed portion of lane is to accommodate a Public Bike Share station and electrical power is to be provided on site yet in close proximity to the PBS station. Relocation, adjustment or reconstruction of existing stairs and pathways between the closed lane and Skytrain is required.
9. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law except that a minimum of 155 off-street parking spaces shall be provided.

Community Amenity Contribution (CAC)

10. Pay to the City the cash component of the total Community Amenity Contribution of \$4,719,000 which the applicant has offered to the City to be allocated to community facilities servicing the Joyce-Collingwood area such as a renewed and expanded Collingwood Library, new childcare facilities or new affordable housing; with priority to a renewed and expanded Collingwood Library.

Public Art

11. 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 contact the Public Art Program staff to discuss your application as soon as possible.

Environmental Contamination

12. If applicable:
 - (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services 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
 - (iii) If required by the Manager of Environmental Services 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 Services, 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 separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Note to Applicant: 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 registered charges pursuant to 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 the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule “B” (C-2C), generally as set out in Appendix C of the Policy Report dated November 1, 2016, entitled “CD-1 Rezoning: 5050-5080 Joyce 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 November 1, 2016, entitled “CD-1 Rezoning: 5050-5080 Joyce 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 November 1, 2016, entitled “CD-1 Rezoning: 5050-5080 Joyce 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 and any expenditures 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 condition of rezoning are at the sole 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.

F. THAT Council reaffirm its support for additional amenities and services for the Joyce Collingwood Neighbourhood, including the Collingwood Neighbourhood House beyond the identified expanded new Collingwood library, new childcare facilities or new affordable housing;

FURTHER THAT, subject to further appropriate approvals, these additional amenities and services be funded through grants, operating budgets and other appropriate means in order to support improved services to the growing area population.

CARRIED UNANIMOUSLY (Vote No. 01683)
(Councillor Stevenson absent for the vote)
(Councillor Ball ineligible for the vote due to being absent from the Public Hearing on December 13, 2016)

ADJOURNMENT

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillor Stevenson absent for the vote)

The Council adjourned at 6:18 pm.

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