



PUBLIC HEARING MINUTES

MAY 15, 2018

A Public Hearing of the City of Vancouver was held on Tuesday, May 22, 2018, at 6:06 pm, in the Council Chamber, Third Floor, City Hall.

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

ABSENT: Councillor George Affleck

CITY CLERK'S OFFICE: Nicole Ludwig, Meeting Coordinator

*Denotes absence for a portion of the meeting.

WELCOME

The Mayor acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations and we give thanks for their generosity and hospitality on these lands.

COMMITTEE OF THE WHOLE

Mayor Robertson reminded Council that, based on advice from the City Clerk, it is not necessary for Council to sit as Committee of the Whole during a Public Hearing; however, in order to comply with the Procedure By-law, a motion to go into Committee of the Whole should be put to a vote and failed by Council.

MOVED by Councillor Reimer
SECONDED by Councillor Deal

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the Zoning and Development and Sign By-laws.

LOST

(Councillors Bremner, Carr, Deal, Jang, Louie, Reimer, Stevenson and Mayor Robertson opposed)
(Councillors Ball and De Genova absent for the vote)

1. REZONING: 6829-6869 Cambie Street

An application by GBL Architects was considered as follows:

Summary: To rezone 6829-6869 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building and four two-storey townhouses containing 65 market residential units. A height of 21.0 m (69 ft.) and a floor space ratio (FSR) of 2.53 are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation of the Public Hearing agenda.

Staff Opening Comments

Zak Bennett, Planning, Urban Design and Sustainability, provided brief opening comments on the application.

Summary of Correspondence

No correspondence had been received since the application was referred to Public Hearing, and prior to the close of the speakers list and receipt of public comments.

Speakers

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

The speakers list and receipt of public comments closed at 6:13 pm.

Council Decision

MOVED by Councillor Louie
SECONDED by Councillor Deal

- A. THAT the application by GBL Architects on behalf of Cambie Heights Homes Ltd., the registered owner, to rezone 6829-6869 Cambie Street [*Lots 28-30, Block 896, District Lot 526, Plan 10198; PIDs: 009-592-857, 009-592-865, and 009-592-881 respectively*], from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.53 and to increase the height from 10.7 m (35 ft.) to 21.0 m (69 ft.), to permit the development of a six-storey residential building and four two-storey townhouses, containing a total of 65 market residential units, generally as presented in Appendix A of the Policy Report dated April 3, 2018, entitled "CD-1 Rezoning: 6829-6869 Cambie 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 GBL Architects, on behalf of Cambie Heights Homes Ltd., and received on March 3, 2017, 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 the approval of 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 reduce the building width to not exceed 150 ft.

Note to Applicant: This will require a reduction in the building of approximately 7 ft. to comply with the maximum building width cited in the *Cambie Corridor Plan*.

2. Design development to reduce the bulk and scale of the southeast corner of the building to provide building massing that is more in keeping with the form of development guidelines set out in the *Cambie Corridor Plan*.

Note to Applicant: A notable setback above the 4th storey is required; consequently, a reduction in massing is needed to meet this requirement of the *Cambie Corridor Plan*.

3. Design development to maintain the use of high quality materials at all stages of the approval process, including the development application stage.
4. Design development to ensure that fire access to the townhouses is compliant with building code.

Note to Applicant: The access to the rear buildings will need to be via exterior walkways, and the design of the walkways will need to be adjusted as required to comply with Article 3.2.5.5. of the *Vancouver Building By-law*, including considerations for travel distance, hard surface, lighting, and standpipe connections. Note that the proposed firefighter path of travel through the garbage area and loading dock is not considered compliant due to the potential for obstructions into the required path by vehicles and bins. Note also that firefighter paths of travel must remain unencumbered by locked gates, etc.—this will need to be demonstrated at building permit application.

Crime Prevention through Environmental Design (CPTED)

5. 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.

Housing

6. Design development to meet the requirements in the *Family Room: Housing Mix Policy for Rezoning Projects* (2016) which requires at least 10% of the total dwelling units be three-bedroom units and at least 25% of the total dwelling units must be two-bedroom units.

Note to Applicant: The application currently exceeds the policy requirements, but further design development to meet the conditions of approval may result in a revision of the unit count and mix. Ensure the *Family Room* policy requirements are met at a minimum through the development permit stage.

Landscape Design

7. Design development to provide a more conservative tree removal strategy by enabling the safe retention and protection of minimum two trees: Trees #1, #2. Tree #1 should be explored for possibility of relocation and reintegration on site, while Tree #2 should be retained and protected in place.

Note to Applicant: It is expected that all developments will adhere to Council's approved *Urban Forest Canopy Strategy*, by retaining a maximum of viable trees while still allowing development. The two trees mentioned above are healthy and at the edges of the site. Coordination should take place between the architect and an ISA certified arborist with substantial experience in protecting trees on development sites. A revised Arborist Report should be provided to demonstrate safe tree retention and make recommendations for methods of protection during construction. It is understood that this may require revisions to the parkade.

8. Design development to enhance sustainability and maximize green space by deleting the water feature at the ground floor and replacing it with planted landscape.
9. Design development to demonstrate how substantial, robust planting will be established and maintained in the planters integrated into the south, west, and east building elevations.

Note to Applicant: As the planters are integral to the architectural expression, more information is required to demonstrate their viability, accessibility, and maintainability. Planters on the upper storeys are of particular concern, due to further challenges with wind exposure.

10. Design development to improve the outdoor amenity and expand programming by the following:
 - (i) Significantly increasing the amount of soft landscape;
 - (ii) Articulate with common uses such as children's play, urban agriculture, and passive seating opportunities; and

- (iii) Include edible plants, in addition to urban agriculture.

Note to Applicant: Urban agriculture plots should follow the City's *Urban Agriculture Guidelines for the Private Realm* and include infrastructure required, such as potting benches, hose bibs, etc. Garden plots should be wheelchair accessible.

11. Design development to clearly integrate sustainable rainwater management features and strategies into the landscape plan.
12. Design development to mitigate privacy loss to adjacent properties at the north and south side yards by the provision of more substantial buffering planting beds.
13. Provision of consent from the Park Board for proposed tree removal on City properties.

Note to Applicant: If consent is not received, then a revised form of development enabling tree retention will be required.

14. A full Landscape Plan for the proposed landscape is to be submitted. The Landscape Plan should be coordinated with the architectural Site Plan. 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 and should match the architectural site plan.
15. Section details at a minimum scale of 1/2"=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 should show dimensioned rootballs to confirm the depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future. The depth should exceed BCSLA standard.
16. A high-efficiency automatic irrigation system to be provided for all planted areas.
17. 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.
18. Provision of high quality graphic readability by deleting grey tones to ensure the plan reads well in black and white, or submission of colour plans only.
19. Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

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

Sustainability

20. Provision of a Recycling and Reuse Plan for Green Demolition/Deconstruction, for the demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Note to Applicant: The Recycling and Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

21. Confirm that the building is on track to meet the requirements of the preceding *Green Buildings Policy for Rezoning* (as amended up to January 14, 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost 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 of 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.

22. In lieu of the requirements outlined in Condition 21, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning* (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>

Engineering

23. The owner or representative is advised to contact Engineering 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.

24. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
25. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
26. Delete specialty sidewalk treatments on public property and show standard broom-finished sidewalks between the property line and back of City sidewalk.
27. Provision of the required Class A bicycle spaces.
28. Please place the following statement on the landscape plan: *“This plan is “NOT FOR CONSTRUCTION” and 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 Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”*
29. Please update the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to Engineering for review.
30. Provision of a ‘stairs free’ loading access route from the Class B loading space to the elevator core and note on plans.

Note to Applicant: A stair is shown in the loading corridor from elevation 224.38 ft. to 225.33 ft.
31. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
32. 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.

33. 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, additional elevations within the parking levels and at all entrances.
 - (ii) Provision of minimum vertical clearance 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. 3.5 m of vertical clearance is required for Class B loading spaces and maneuvering.

- (iii) Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement as follows:
 - a. A column 2 ft. in length must be set back 2 ft. from either the opening to or the end of the parking space. A column 3 ft. long may be set back 1 ft.
 - b. Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4 ft. from the end of the stall.
 - c. Provide a minimum 0.3 m (1 ft.) setback from the drive aisle for all columns.
 - d. Dimension all columns encroaching into parking stalls.
 - e. Column encroachments into stalls must not exceed 0.15 m (6 in.).

Neighbourhood Energy Utility

34. The proposed approach to site heating and cooling, developed in collaboration with the City, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
35. Design of the development must provide for Neighbourhood Energy System (NES) compatibility and shall adhere to the following requirements:
- (i) The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy 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 (the applicant shall refer to the *Neighbourhood Energy Connectivity Standards – Design Guidelines* for general design requirements related to NES compatibility).

- (ii) 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 but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
 - (iii) Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated NES, as outlined in the *Neighbourhood Energy Connectivity Standards Design Guidelines*, at development permit.
 - (iv) Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.
36. In lieu of the requirements outlined in Condition #35, the applicant may choose, at time of Development Permit, to meet a greenhouse gas outcome equivalent to connecting to a low-carbon neighbourhood energy system. This equivalence must be demonstrated to the satisfaction of the Director of Planning, and may include achieving a 50% GHG reduction from a high-efficiency natural-gas scenario, achieving the GHG limits of the *Green Buildings Policy for Rezoning*s (amended February 2017), or a Certified Passive House.

Note to Applicant: If following the greenhouse gas outcome equivalency option, the applicant will be required at each stage of permit to submit energy model results, for review by Sustainability, demonstrating that the development is on track to achieve the above requirements and what must be submitted.

37. An interconnected water service will be required for this site.

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, Sustainability and Urban Design, 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 Lots 28-30, Block 896, District Lot 526, Plan 10198 to create a single parcel.
2. 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 new and separated storm and sanitary sewers in the lane west of Cambie Street, from the sites service connection point south to 54th Avenue, and then from the lane west of Cambie Street on 54th Avenue and connecting to the Metro Vancouver main on Cambie Street. The increased diameter of the sanitary and storm sewers is to be determined through the detailed design process. The sewer upgrading costs borne by this project may be reduced should benefiting nearby development proceed concurrently with this project, with the said reduction to be determined at the sole discretion of the General Manager of Engineering Services.
- (iii) Provision of 100% of funding to the satisfaction of General Manager of Engineering Services for the future construction of protected bike lanes on Cambie Street adjacent to the site, including any transition areas adjacent to the site to connect existing and new curb alignments. These improvements will generally include the following:
 - a. New concrete curb and gutter;
 - b. Raised protected bike lane;
 - c. Curb ramps;
 - d. Improved street lighting;
 - e. Additional pedestrian-scale lighting; and
 - f. A lighting study to determine the extent of upgraded street and pedestrian lighting, and adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Specific public realm improvements are subject to completion and adoption of the Cambie Corridor Public Realm Plan.

- (iv) Provision of a minimum 1.83 m (6 ft.) wide CIP light broom finish concrete sidewalk with saw cut joints on Cambie Street adjacent the site.
- (v) Provision of street trees adjacent the site where space permits.
- (vi) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical

codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations, and depths.

3. 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 not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.

In addition, 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.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Green Infrastructure

4. Provision of a stormwater and rainwater management plan that meets the objectives of the *Citywide Integrated Rainwater Management Plan* and complies with the Sewer and Watercourse Bylaw. The plan shall achieve the following objectives:
 - (i) Retain or infiltrate 50% of the six-month storm event volume (24 mm) onsite;
 - (ii) Treat the six-month event (48 mm) onsite; and
 - (iii) Maintain the pre-development 2014 IDF-5 year storm event rate. The pre-development estimate shall use the 2014 IDF curve whereas the post development estimate shall use the 2100 IDF curve to account for climate change.

Note to Applicant: Legal arrangements may be required to ensure the ongoing operation of certain stormwater storage, rainwater management, and green infrastructure systems.

Environmental Contamination

5. 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 this 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 issued to the City.

Community Amenity Contribution

- 6. Pay to the City a Community Amenity Contribution of \$2,608,097, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$2,608,097 is to be allocated as follows:
 - (i) \$1,304,048 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
 - (ii) \$1,043,239 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area;
 - (iii) \$260,810 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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 registerable 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 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 By-law, the Director of Legal Services be instructed to bring forward for Council approval the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated April 3, 2018, entitled "CD-1 Rezoning: 6829-6869 Cambie Street".
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval the amendment to the Subdivision By-law, generally as set out in Appendix C of the Policy Report dated April 3, 2018, entitled "CD-1 Rezoning: 6829-6869 Cambie Street".
- D. THAT A through C above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the sole risk of the person making the expenditures 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 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. 02879)
(Councillor De Genova absent for the vote)

2. REZONING: 8599 Oak Street

An application by NORR Architects Planners Inc. was considered as follows:

Summary: To rezone 8599 Oak Street from RM-3A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing a total of 36 for-profit affordable rental housing units. A height of 20.0 m (66 ft.) and a floor space ratio (FSR) of 2.5 are proposed

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation of the Public Hearing Agenda.

Staff Opening Comments

Beverley White, Planning, Urban Design and Sustainability, presented the application and responded to questions

Applicant Comments

Glen Burwell, NORR Architects Planners, Inc., responded to questions.

Summary of Correspondence

Two letters opposed to the application had been received since the application was referred to Public Hearing and prior to the close of the speakers list and receipt of public comments

Speakers

Mayor Robertson called for speakers for and against the application.

The following spoke in opposition to the application, expressing concerns with the loss of existing affordable housing stock, the new rental rates, and tenant relocation:

Glen Berlow
Jean Swanson
Liam McClure, Vancouver Tenants Union
Craig Jorgensen, Generation Squeeze

The speakers list and receipt of public comments closed at 6:55 pm.

Applicant Closing Comments

Mr. Burwell responded to speakers' comments and questions from Council.

Staff Closing Comments

Susan Haid, Assistant Director of Planning, reviewed the application, responded to speakers comments and, along with Ms. White and Brian Butt, Affordable Housing, Arts, Culture and Community Services, responded to questions.

Council Decision

MOVED by Councillor Deal
SECONDED by Councillor Jang

- A. THAT the application by NORR Architects Planners Inc. on behalf of Maiway Investment Ltd., the registered owner, to rezone 8599 Oak Street [*Lots 15 and 16, except the east 7 feet now road, of Lot 33, Block B, District Lots 319, 323 and 324, Plan 1685; PIDs:014-424-223 and 014-424-231 respectively*] from RM-3A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.35 to 2.50 and to increase the height from 10.7 m (35 ft.) to 20.0 m (66 ft.), to permit the development of a six-storey residential building, containing a total of 36 for-profit affordable rental housing units, generally as presented in Appendix A of the Policy Report dated April 3, 2018 entitled "CD-1 Rezoning: 8599 Oak 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 NORR Architects Planners Inc., on behalf of Maiway Investment Ltd., and received on December 12, 2017, 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 acknowledge the prominent corner location by providing an enhanced architectural expression at the corner of Oak Street and 70th Avenue.

Note to Applicant: Entrance to the building should reflect the hierarchy of the streets, in particular the more pedestrian oriented 70th Avenue. This can be achieved with entry location or an enhanced entry sequence from 70th Avenue. Enhanced corner expression in terms of massing and pedestrian pathway should be provided.
2. Design development to improve ground-oriented units at the street interface, as follows:
 - (i) Unit entries and patios facing Oak Street should include robust planting to allow delineation (as well as a green buffer) of the public and private realm.

Note to Applicant: Ceiling height can be reduced at parking level 1 below the patios to ensure adequate soil volumes for robust planting.
 - (ii) At 70th Avenue interface, raised patio entry can be integrated with building entry landing.
3. Design development to the building elevation as follows:
 - (i) Incorporate passive measures at the south facade.
 - (ii) Provide quality and durable exterior finishes, in particular, parking access should be carefully detailed at the street interface.
4. Design development to enhance visual connection from amenity room to the roof deck by providing additional windows facing the deck.
5. Design development to improve the livability of dwelling units by providing closets in all bedrooms.
6. Design development to show transformer location.

7. The proposed unit mix, providing 23 one-bedroom units, seven two-bedroom units and six three-bedroom units, is to be included in the Development permit drawings. The two and three bedroom units account for 36% of the units.

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 35% of the dwelling units designed to be suitable for families with children.

8. Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

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

Crime Prevention through Environmental Design (CPTED)

9. 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

10. Provision of the following in regard to the tree retention strategy (applicable to trees #643, OS #1, OS #2, OS #3):
 - (i) An addendum arborist report that confirms the arborist has reviewed and concurs with the most recent architectural and landscape drawings in terms of what was understood to be reasonable design measures within known site conditions and acceptable tolerances to impacts. Any above or below grade design conflicts must be brought to the attention of the City and the applicant at earliest convenience may be subject to further design development. Provide specific recommendations that inform private and public realm landscape design and methods for tree retention. Include any construction limitations such as the location of construction storage materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.
 - (ii) Landscape plan revisions to be informed by a revised arborist report with specific recommendations for optimal tree retention.
 - (iii) Reductions in the amount of re-landscape activity proposed within the dripline of trees.

Note to Applicant: All site disturbance associated with soft and hardscaping in proximity to the trees should be relocated outside the radial dripline, to the greatest extent practicable. There should be none or very limited soil disturbance proposed in the dripline of tree #643. Further comments may be outstanding at time of development permit review.

- (iv) Further coordination with City staff and the project arborist at the development permit stage to protect tree roots associated with public realm improvements.

Note to Applicant: This will require further attention by the landscape architect and project arborist to anticipate and reduce unnecessary root disturbances, wherever possible. Retention of the existing public sidewalk/boulevard in the critical root zone may be necessary. Coordination will be needed with Engineering, Planning and Park Board (Urban Forestry) for the final public realm landscape design submitted for development permit and construction phase.

- (v) Accurate illustrations, notations, dimensions on the appropriate plans and sections (engineer, architectural and landscape) to show all proposed utility locations, limit of excavation, shoring and forming methods, grading and re-landscaping in any tree protection zones. Further comments may be forthcoming to mitigate impacts, such as utility relocation, for example.
- (vi) Provision of a "Tree Management Plan".

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters. The landscape architectural tree management plan provides useful information with regard to important cross sections and other landscape design elements. While both documents should be made consistent and submitted at large scale with the revised submission package, the landscape architects' version should change its title label to differentiate it from the arborist tree plan.

- (vii) Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

11. Design development to improve public realm expression along Oak Street and 70th Avenue. Delete any portions of the private open space that are encroaching on the required 14 ft. public realm.

Note to Applicant: A double row of trees are required within the front-yard setback, one row on private property and a second row on public property. See *Marpole Community Plan* 7.2.2, 7.2.3 and 7.2.19 for further detail. Where existing trees are being retained, integrate into the design. For 70th Avenue frontage, further road design work will need to be completed to determine the ultimate public realm design due to the building line dedication.

12. 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 exceed BCLNA standards.

13. Provision of rooftop planting and presence of vegetation through extensive green roofs, and large planters in combination with small species tree canopy.

Note to Applicant: Shared gardening areas could be on rooftops as intensive green roofs and should be designed to adhere to Council's *Urban Agriculture Design Guidelines for the Private Realm*. They should provide maximum solar exposure, universal accessibility and be provided with amenities such as raised beds, water for irrigation, potting bench, tool storage and composting.

14. 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.

15. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: In tree areas, the sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

16. Provision of 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.

17. Provision of plan details and documentation/calculations that support achievement of LEED storm water credit(s) and integrated rainwater management, including absorbent landscapes, soil volumes and detention systems.

Note to Applicant: Landscape-related solutions and detention systems should be shown on the plan. The LEED consultant should provide detailed calculations to describe how the various best management practices contributed to the quality and quantity targets.

18. Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
19. Provision of new street trees adjacent to the development site, where applicable.

Note to Applicant: Street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

20. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: Hose bibs are requested to encourage patio gardening and hand watering in amenity decks. Any limitations to the installation of hose bibs on private decks should be brought to the attention of staff in the written response.

21. 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

22. Provision of a Recycling and Reuse Plan for Green Demolition/Deconstruction, for the demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Note to Applicant: The Recycling and Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

23. Any new building in the development will meet the requirements of the preceding *Green Buildings Policy for Rezoning* (as amended up to January 14, 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost 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 of 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.

24. In lieu of the requirements outlined in Condition 23, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning* amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Engineering

25. The owner or representative is advised to contact Engineering 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.
26. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
27. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

28. Delete the private patios, gates and privacy screen shown within the building line area to be dedicated.
29. A crossing application is required and design approval of the crossing is required prior-to development permit issuance.

Note to Applicant: Show standard concrete crossing from curb to new property line.
30. Deletion of the proposed landscape in the front boulevard on Oak Street and 70th Avenue.
31. Provision of a minimum 1 ft. setback between the edge of first stair riser and the statutory right-of-way (SRW) on Oak Street.
32. Provide automatic door openers on the doors providing access to the bicycle room and note on drawings.
33. Provision of a 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.
34. Provision of bike racks to be installed entirely on private property.

Housing

35. Provide a completed Tenant Relocation Application Form which includes a list outlining the name of each tenant, the number of the tenant's unit, the size of unit, the type of unit, and their rent, as per Section 6.1(a) of the Tenant Relocation and Protection Guidelines.

Note to Applicant: An updated list of tenants must be submitted at the time of development permit application.
36. Provide a letter stating the property address and legal description of the site, and providing the names and mailing addresses of all tenants.
37. Provide a notarized declaration, prior to issuance of a development permit which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 6.1(c); and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
38. Provide a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.

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:

1. Consolidation of Lots 15 and 16, Both Except the East 7 Feet Now Road, of Lot 33, Block B, District Lots 319, 323 and 324, Plan 1685 to create a single parcel and subdivision of that site to result in:

- (i) the dedication of the southerly 17 ft. (the building line area) for road purposes; and
- (ii) the dedication of a 11.5 ft. x 11.5 ft. corner-cut truncation in the ultimate southeast corner of the site for road purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required.

2. Provision of a surface statutory right-of-way (SRW) for public pedestrian use over an area measured 2.2 m wide adjacent to the east property line.

Note to Applicant: Please delete what appears to be a planter encroaching into the 2.2 m width.

3. Release of Easement & Indemnity Agreement 331868M (commercial crossing) 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.

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) Separate and upgrade the sewers on Oak Street from the manhole in line with the north property line to the separated manholes south of 70th Avenue, approximately 85 m. Final pipe sizes and locations are to be determined through the detailed civil design process.
- (iii) 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 not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.

In addition, 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.

Note to Applicant: Please ensure that in your consultation with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

- (iv) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (v) Provision of upgraded street lighting on 70th Avenue and Oak Street to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (vi) Provision of upgraded lighting for the signal at Oak Street and 70th Avenue (LED lighting is to be provided for all 4 corners of the intersection).

- (vii) Provision of sod grass within the 17 ft. road dedication on 70th Avenue with a minimum 2 to 3% crossfall between the new building line and the top of the curb on the north side of 70th Avenue and deletion of the proposed second row of trees, landscape, and basalt blocks.

Note that an existing mature tree is recommended for retention within the new road dedication on 70th Avenue. Further evaluation of the tree, existing grade of the tree and surrounding lands will be needed to be determined final acceptance.

- (viii) Provision of a new 1.83 m (6 ft.) light broom-finish saw-cut concrete sidewalk and a 1.83 m (6 ft.) sod grass front boulevard on 70th Avenue with some adjustment around the existing tree.
- (ix) Provision of a 2.44 m (8 ft.) CIP light broom-finish sidewalk with saw-cut joints and a minimum 1.83 m (6 ft.) wide sod grass front boulevard on Oak Street.
- (x) Provision of new curb ramps and curb return at the northwest corner of Oak Street and 70th Avenue.
- (xi) Provision of a bus shelter on Oak Street adjacent to the site. Shelters are supplied and installed by the City of Vancouver street furniture contractor with the foundation and any electric connections and drainage provided for by the applicant.

Housing

- 5. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years or life of the building, subject to the following additional conditions:
 - (i) A no separate-sales covenant.
 - (ii) A no stratification covenant.
 - (iii) That none of such units will be rented for less than one month at a time.
 - (iv) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit when the Housing Agreement is entered into, and again prior to development permit issuance.
 - (v) That the average initial starting monthly rents for each unit type will be at or below the following proposed starting rents subject to adjustment as contemplated by the Vancouver Development Cost Levy By-law:

Unit Type	8599 Oak Street Proposed Average Starting Rents
1-bedroom	\$1,843
2-bedroom	\$2,293
3-bedroom	\$2,866

- (vi) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Arts, Culture and Community Services and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.
- (vii) Compliance with the City-approved Tenant Relocation Plan, including provision of a final Tenant Relocation Report prior to issuance of the occupancy permit.
- (viii) Such other terms and conditions as the General Manager of Arts Culture and Community Services and the Director of Legal Services may in their sole discretion require.

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.

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 this site constructed pursuant to

- (iv) this rezoning until separate Certificates of Compliance satisfactory to the City for the onsite and off-site contamination, issued by the Ministry of Environment, have been issued 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 registerable 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 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, if Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated April 3, 2018, entitled "CD-1 Rezoning: 8599 Oak Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the property owner and their mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by the above-noted Policy Report.
- 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 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 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. 02280)

3. REZONING: 3281-3295 East 22nd Avenue

An application by Cornerstone Architecture was considered as follows:

Summary: To rezone 3281-3295 East 22nd Avenue from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey mixed-use building with commercial uses at grade and 55 secured for-profit affordable rental housing units. A height 21.3 m (70 ft.) and a floor space ratio (FSR) of 3.00 are proposed

The General Manager of Planning, Urban Design and Sustainability recommended approval subject to conditions set out in the summary and recommendation of the Public Hearing agenda.

Staff Opening Comments

Maira de Avila Wilton, Planning, Urban Design and Sustainability, responded to questions from Council received when the application was referred to Public Hearing.

Applicant Comments

Scott Kennedy, Cornerstone Architecture, noted the building would be a passive house design.

Summary of Correspondence

The following correspondence had been received since the application was referred to Public Hearing and prior to the close of the speakers list and receipt of public comments:

- 12 letters in support, and
- Four letters opposed.

Speakers

Mayor Robertson called for speakers for and against the application.

Craig Jorgensen, Generation Squeeze, spoke in support of the application, noting it provides much-needed housing.

Theo Chassomeris spoke in opposition to the application, noting existing concerns with parking and traffic in the area have not been addressed, and that this development would make the situation even worse.

Applicant Closing Comments

Mr. Kennedy responded to questions regarding concerns raised by the speakers.

Staff Closing Comments

Susan Haid, Assistant Director of Planning, Vancouver-South, Jennifer Draper, Manager, Parking Management, and Brian Butt, Affordable Housing, Arts, Culture and Community Services, responded to questions.

Council Decision

MOVED by Councillor Louie
SECONDED by Councillor Reimer

- A. THAT the application by Cornerstone Architecture, on behalf of Peak Real Estate Marketing Ltd., to rezone 3281-3295 East 22nd Avenue [PID: 006-779-514; Lot 13, Block K, Section 42, THSL, Plan 11660] from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 1.20 to 3.00 and the building height from 10.7 m (35 ft.) to 21.3 m (70 ft.) to permit the development of a six-storey mixed-use building with at-grade commercial uses and 55 dwelling units secured as for-profit affordable rental housing, generally as presented in Appendix A of the Policy Report dated April 3, 2018 entitled "CD-1 Rezoning: 3281-3295 East 22nd 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 Cornerstone Architecture and received on May 12, 2017, subject to the following conditions, 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 reduce overlook and improve the interface to adjacent single family properties, as follows:
 - (i) Delete the middle unit facing the interior side yard (Levels 2 and 3);
 - (ii) Reorient north-facing balconies to face east or west (Levels 2 to 5);
and
 - (iii) Increase the setback at the south end of the lane to 3.28 ft., to improve the landscape buffer.

Note to Applicant: Reorienting the balconies and deleting the middle unit will also improve access to light and livability for the dwelling units in the new development.

2. Improve and simplify the building massing expression, as follows:
 - (i) Delete the massing projection on the west elevation, Level 2, by providing a continuous 12 ft. setback (Gridlines A to G);
 - (ii) Rationalize the geometry of the “superstructure” of balconies, particularly on the west and north elevations;
 - (iii) Simplify and strengthen the south-west corner expression (Levels 2 to 6); and
 - (iv) Refine the design of balcony screens.

Note to Applicant: The building massing and elevations require further design development to create a more coherent geometry and stronger architectural expression. Screen design and location should directly relate to solar performance; screens are thus not recommended on the north or east elevations. Where and if they are provided, screens should be moveable and should cover no more than 40% of the balcony opening.

3. Design development to improve livability, as follows:
 - (i) Reduce the depth of studio unit 214;
 - (ii) Meet horizontal angle of daylight standards for each unit;
 - (iii) Provide adequate storage for each unit; and
 - (iv) Provide an improved outdoor amenity space.

Note to Applicant: Typically, natural light can penetrate a unit a maximum of 30 ft., whereas unit 214 is approximately 50 ft. deep. This unit is also very large for a studio (614 sq. ft.). It is strongly recommended that this unit be combined with an adjacent unit and/or reconfigured to improve livability. It should be demonstrated that the bedroom in Unit 2010 meets daylight standards. Many in-suite storage rooms are compromised by the location of laundry facilities, and do not appear to comply with the Bulk Storage bulletin (refer to <http://bylaws.vancouver.ca/bulletin/b004.pdf>).

The outdoor amenity space to the north will have very poor solar access and has limited functionality, as it also serves as circulation/exiting. The outdoor space to the west is very small and has limited useable, programmable space (per the Landscape Plan). A second outdoor space on the rooftop is strongly recommended, to accommodate children’s play space, urban agriculture, and social/dining areas.

4. Design development to improve the building elevations as follows:
 - (i) Indicate all exterior materials on elevation drawings;
 - (ii) Extend elevation drawings to include immediate context (i.e. sidewalk and curb, outlines of neighbouring buildings to north and west); and

- (iii) Provide drawn, scaled, streetscape elevations for Rupert Street and 22nd Avenue.

Note to Applicant: Further conditions may follow from the response to this condition.

- 5. Confirmation that the application is on track to meeting the current Green Buildings Policy for Rezoning, with clarification of whether the Near Zero Emissions Building or a Passive House Certification approach will be pursued.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which strategies, features or technologies will be incorporated into the project in order to achieve the objectives of the Green Buildings Policy. The strategy, along with the relevant checklists, must be incorporated into the drawing submission. A letter from an accredited professional must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the project with a certification-granting organization (CaGBC or other) must be provided with the application. Application for certification will be required at a subsequent stage.

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

Crime Prevention through Environmental Design (CPTED)

- 7. Design development to consider the principles of CPTED, 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.

Sustainability

- 8. All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin Green Buildings Policy for Rezoning – Process and Requirements (amended April 28, 2017 or later).

Landscape Design

9. Design development to enhance sustainability and expand programming to include a usable green roof and additional planted terraces at all levels, with planted edges visible from the street.
10. Design development to expand programming to include urban agriculture plots in common outside areas.

Note to applicant: This can be achieved by locating urban agriculture plots on the rooftop (see condition (b)3). It should follow the City's Urban Agriculture Guidelines for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc. Garden plots should be wheelchair accessible.

11. 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.

12. 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 sections 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 coordinated with Engineering and the Park Board and 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.
- (xiii) Provision of a detailed Letter of Assurance for Arborist supervision during excavation in proximity to the retained site tree, to be signed and dated by arborist, owner and contractor.

Engineering

- 13. Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law.
- 14. The owner or representative is advised to contact Engineering 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 is required for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 15. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

16. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
17. Provision of improved access to the commercial garbage area, separate secured access to the commercial garbage area is to be provided.
18. Delete the “finger of landscaping” proposed in the back boulevard on Rupert Street and landscaping shown over the property line in the lane on drawing L1.
19. Delete proposed granite benches from public property; if seating is desired on public property please contact Street Activities to secure installation of accepted City style benches.
20. Provision of an updated Level 1 drawing that shows the Class B bicycle racks.
21. Provision of a separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property. Note canopies are to be fully demountable and drained to the buildings internal drainage systems and should consider the final sidewalk location and widths such that the drip line is achieving maximum weather protection for the sidewalk users.
22. Provision of additional design elevations adjacent all entries clearly indicating proposed grades adjacent all doors and provision of added interpolated building grades that ensure entries will meet city sidewalks accurately.
23. Provision of a landscape plan that reflects the off-site improvements sought for this rezoning application.

Please update the landscape and site plan with the following note and submit a separate copy to Engineering Services for review.

“The landscape plan is to be noted as “NOT FOR CONSTRUCTION” and 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 Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”

24. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Clearly label the class B loading space as “a shared use loading space” on the drawings.
 - (ii) Provision of additional design elevations at all entrances, through the loading bays and throughout the parking levels.

Note to Applicant: insertion points for the design elevations and lengths of slopes at all breakpoints to be shown on the drawings.

- (iii) Provision of 6.6m (21.66') maneuvering aisle width or provide 2.74m (9') stall widths.

25. Modification of the parking level design.

- (i) Reduce grades on the drive aisles to 5% or less.
- (ii) Provision of Section Drawing D and additional section drawings through the Class B loading bays and at gridline K.
- (iii) Provision of minimum 7'-6½" of vertical clearance for the full length of the parking stall for disability parking space 24.
- (iv) Show the main parkade ramp overhead gate on drawing A201.
Note to Applicant: Ramps which have a 15% slope and are exposed to the weather must be heated.
- (v) All stalls are to be clearly dimensioned on the drawings.
- (vi) Eliminate the conflict between the person door access at the residential gate and small car stall 4.
- (vii) Design development to improve access between the loading, garbage and all uses.

26. Modification of the loading bay design as follows:

- (i) Additional loading bay width of 3.8 m for the second Class B loading bay.
- (ii) Provision of an updated 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.

Affordable Housing

- 27. Provide a unit mix as proposed comprising at least 18 two-bedroom units (33%) and 7 three-bedroom units (13%).

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 35% of the dwelling units designed to be suitable for families with children.

- 28. The building is to comply with the High Density Housing for Families with Children Guidelines, and include a common amenity room with kitchenette and accessible washroom.

Note to Applicant: Indoor and outdoor common amenity areas should be adjacent to one another and have direct visual and physical connection between them.

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 General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Provision of a shared use loading agreement for the Class B loading to be shared between the commercial and residential uses.

Note to Applicant: The shared use agreement shall specify allocated time periods for shared use by residential vs. commercial units.

2. 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 adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer 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% of any sewer system upgrading that may be required.

- (iii) Relocation/removal of the existing wood pole in the lane that blocks parking and loading access and arrangements for replacement lane lighting to current standards.
- (iv) Removal of existing driveway crossings and reconstruction of curb and sidewalks to standard is required.
- (v) Provision of new CIP light broom-finish concrete sidewalk with saw-cut joints along the site frontages between the existing front boulevard and the building face is required. Note: delete reference to sandblasted sidewalks. All walks should be light broom-finished sidewalks and scoring pattern should carry from public to private property where concrete sidewalks are provided.
- (vi) Provision of new concrete bus stop landing area on 22nd Avenue adjacent the site including relocation of bus shelter to accommodate an improved bus-stop location. Final bus-stop/shelter/concrete landing area to be determined prior to sidewalk reconstruction.
- (vii) Provision of upgraded street lighting along the site frontages to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (viii) Provision of a standard commercial concrete lane crossing at the lane entry on the north side of 22nd Avenue at the lane west of Rupert Street.
- (ix) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.
- (x) Provision of signal modifications at Rupert Street and 22nd Avenue traffic signal to provide for updated Intersection lighting to LED standards.
- (xi) Provision of speed humps in the lane west of Rupert Street between 22nd Avenue and 21st Avenue. Final location and quantity of speed humps to be determined prior to installation.

3. Provision of a stormwater and rainwater management plan that meets the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Water Course Bylaw. The plan shall achieve the following objectives:

- a. Retain or infiltrate 50% of the 6-month storm event volume (24 mm) on-site;
- b. Treat the 6-month event (48 mm) on-site; and
- c. Maintain the pre-development 2 year storm event rate. The pre-development estimate shall utilize the 2014 IDF curve, whereas the post development estimate shall use the 2100 IDF curve to account for climate change.

Note to applicant: Legal arrangements may be required to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

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 not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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. In addition, 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.

Note to Applicant: Please ensure that in your consultation with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Affordable Housing

5. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services (or successor in function) and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years or life of the building, and subject to the following additional conditions:
 - (i) A no separate-sales covenant;
 - (ii) A no stratification covenant;
 - (iii) That none of such units will be rented for less than one month at a time;
 - (iv) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into and again prior to Development Permit issuance;
 - (v) That the average initial starting monthly rents for each unit type will be at or below the following proposed starting rents subject to adjustment as contemplated by Section 3.1B(c) of the Vancouver Development Cost Levy-By-law:

Unit Type	3281-3295 East 22nd Avenue Proposed Average Starting Rents
Studio units	\$1,380
1-bedroom	\$1,698
2-bedroom	\$2,440
3-bedroom	\$2,920

- (vi) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Arts, Culture and Community Services (or successor in function) and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the Public Hearing to initial occupancy, as per the maximum increases authorized by Section 3.1B(c) of the Vancouver Development Cost Levy By-law.
- (vii) Such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may in their sole discretion require.

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*.

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 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, if Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated April 3, 2018, entitled "CD-1 Rezoning: 3281-3295 East 22nd Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by the above-noted Policy Report.
- C. THAT the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated April 3, 2018, entitled "CD-1 Rezoning: 3281-3295 East 22nd Avenue", be approved.
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated April 3, 2018, entitled "CD-1 Rezoning: 3281-3295 East 22nd Avenue".
- 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 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 (Vote No. 02881)
(Councillor Jang opposed)

ADJOURNMENT

MOVED by Councillor Jang
SECONDED by Councillor Deal

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:40 pm.

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