



**CITY OF VANCOUVER**

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**SPECIAL COUNCIL MEETING MINUTES**  
**OCTOBER 14, 2008**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 14, 2008, at 7:47 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Heritage By-laws and Zoning and Sign By-laws.

**PRESENT:** Mayor Sam Sullivan  
Councillor Suzanne Anton  
Councillor David Cadman  
Councillor Kim Capri  
Councillor George Chow  
Councillor Heather Deal  
Councillor Peter Ladner\*  
Councillor B.C. Lee  
Councillor Raymond Louie  
Councillor Tim Stevenson

**ABSENT:** Councillor Elizabeth Ball

**CITY CLERK'S OFFICE:** Nicole Ludwig, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Louie  
SECONDED by Councillor Cadman

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

**CARRIED UNANIMOUSLY**  
(Councillor Ladner absent for the vote)

**1. HERITAGE REVITALIZATION AGREEMENT: 212 East 38<sup>th</sup> Avenue**

This item was withdrawn from the agenda.

2. HERITAGE REVITALIZATION AGREEMENT: 3409 Arbutus Street

This item was withdrawn from the agenda.

3. HERITAGE REVITALIZATION AGREEMENT/HERITAGE DESIGNATION:  
1062 & 1080 Richards Street, and 431, 435 & 439 Helmcken Street

This item was withdrawn from the agenda.

4. TEXT AMENDMENTS: Miscellaneous Text Amendments

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

Summary: Miscellaneous text amendments to the Zoning and Development By-law, the Sign By-law, the Parking By-law, and various Comprehensive Development Districts (CD-1). The amendments achieve the intent of earlier rezonings.

The Director of Planning recommended approval.

**Summary of Correspondence**

No correspondence had been received on this application since referral to public hearing.

**Speakers**

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

**Council Decision**

MOVED by Councillor Louie

- A. THAT the application by the Director of Planning to amend the Zoning and Development By-law, the Sign By-law and various CD-1 By-laws for miscellaneous amendments generally as presented in Appendix A to Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, Sign By-law and CD-1 By-laws" dated September 2, 2008 be approved.
- B. THAT miscellaneous amendments to the Parking By-law be approved, generally in accordance with Appendix B of Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, Sign By-law and CD-1 By-laws" dated September 2, 2008; and

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary by-law for enactment.

CARRIED UNANIMOUSLY

**5. TEXT AMENDMENT: 333 East Pender Street**

An application by May Lee, Y.M. May Lee Architect was considered as follows:

**Summary:** To amend existing Comprehensive Development District (CD-1) to increase the maximum permitted height and density to allow conversion of attic space to habitable floor area and to add an enclosed amenity space on the roof top of this seniors care facility

The Director of Planning recommended approval, subject to conditions as proposed for adoption by resolution of Council.

**Summary of Correspondence**

One letter in favour of the application had been received since referral to public hearing.

**Speakers**

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

**Council Decision**

MOVED by Councillor Louie

THAT the application by Y.M. May Lee Architect to amend CD-1 By-law No. 8097 (reference No. 396) for 333 East Pender Street (Lots 24, 25 and 26, Block 71, District Lot 196, Plan 196) to increase the building height from 4 to 5 storeys and increase the floor space ratio (FSR) from 2.54 to 2.72 to permit retention of two rooms in the attic space built without permit and provide for an enclosed amenity space on the roof of the 5<sup>th</sup> floor, generally as presented in Appendix A to policy report "CD-1 Text Amendment: 333 East Pender Street" dated September 3, 2008 be approved subject to the following conditions:

**PROPOSED FORM OF DEVELOPMENT CONDITIONS OF APPROVAL**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Y.M. Lee Architect and stamped "Received City Planning Department, December 17, 2007" 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:

### Design Development

- (i) design development to ensure that conditions of shadowing, overlook and privacy to neighbouring properties remains equitable to current conditions.

Note to Applicant: The proposed addition will add a significant amount of shadowing to the west neighbour during morning hours. Overlook and shadows cast by the addition should be minimized by setting back the western wall from the west side property line and also by limiting the height of the west wall. This strategy may result in a reduction of floor area. Reducing the amount of glazing to the west wall of the addition is suggested. Furthermore, the roof garden should be carefully landscaped to prevent direct overlook into neighbouring rear yards.

CARRIED UNANIMOUSLY

### 6. TEXT AMENDMENT: 1011 West Cordova Street (201 Burrard Street) Fairmont Pacific Rim Hotel and Residences

An application by Adeline Lai, James KM Cheng Architects was considered as follows:

Summary: To amend Comprehensive Development District (CD-1) By-law No. 7679 (#363) for Sub-Area 1 (Parcel 2A) to permit a small increase in floor area by 832 m<sup>2</sup> for hotel service functions within the approved form of development.

The Director of Planning recommended approval, subject to conditions as proposed for adoption by resolution of Council.

### Summary of Correspondence

No correspondence had been received since referral to public hearing.

### Speakers

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

### Council Decision

MOVED by Councillor Louie

THAT the application by James KM Cheng Architects, to amend CD-1 By-law No. 7679 (reference No. 363) for 201 Burrard Street (PID 025-196-073, Lot 1, Plan LMP51876, NWD, of the public harbour of the Burrard Inlet) to permit an increase in floor area,

generally as presented in Appendix A to policy report "CD-1 Text Amendment: 201 Burrard Street (1011 West Cordova Street)" dated September 2, 2008; be approved subject to the following condition:

**AGREEMENTS**

- (a) THAT, prior to enactment, of the CD-1 By-law amendment, the registered owner shall at no cost to the City, secure the purchase and transfer of 957 m<sup>2</sup> (10,300 sq. ft.) of bonus density from a suitable donor site on terms and conditions satisfactory to the Director of Legal Services, in consultation with the Director of Real Estate Services.

Note to Applicant: Letter B in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City together with receipt(s) of bonus density purchase(s), including the amount, sale price, and total cost of the bonus density.

CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Anton

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Lee

SECONDED by Councillor Capri

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

CARRIED UNANIMOUSLY

The Special Council adjourned at 7:54 p.m.

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