

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 21, 1972

PUBLIC MEETING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, September 21, 1972, at 2:45 p.m., for the purpose of holding a Public Meeting to hear delegations re the issuance of a development permit for lands at 57th Ave. and Granville St., commonly known as "Shannon".

PRESENT: His Worship the Mayor (in the Chair)  
Aldermen Adams, Bird, Broome, Calder,  
Linnell, Phillips, Rankin, Sweeney,  
Hardwick and Wilson.

CLERK TO THE COUNCIL: M. James

MOVED by Ald. Adams  
SECONDED by Ald. Broome

THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to hear delegations on and to consider the issuance of a development permit for lands situate at Granville and 57th Ave. commonly known as "Shannon".

CARRIED

1. Shannon Estates

Development Permit Application #58110

On August 15, Council deferred consideration of the report of the Board of Administration dated July 20, 1972 entitled "Granville and 57th Avenue - Shannon, Development Permit Application #58110" and consideration of the issuance of the development permit pending the hearing of delegations on the matter.

The following were heard by Council:

Wall and Redekop Corp. Ltd.

Represented by Mr. W. A. Street.

Mr. Street spoke in support of the application for the Development Permit for the lands and requested the issuance of the permit. He filed for information a comparison of the proposals for the development of the lands dated September 21, 1972.

Board of Parks and Public Recreation

Represented by Commissioner George Puil, Chairman

The Chairman of the Board of Parks and Public Recreation advised Council that that Board wished to have care, custody and management of the lands and present buildings for development into a "passive" park. The Chairman noted the lands were situated in an area of the City which was deficient in parks.

The Chairman further advised that the Board of Parks and Public Recreation opposed the granting of the Development Permit and that the Board had received the offer of a large sum of money from a donor who wished to remain anonymous for the purchase of these lands provided that the donation was matched by funds raised by the City of Vancouver. The Chairman stated he could not divulge the amount which the anonymous donor had offered. The Chairman advised Council that the Park Board had authorized him to make two statements:

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- to request Council to refuse the issuance of the Permit
- establish a Committee of the Director of Planning and Supervisor of Parks to negotiate with the present owners of the land for its purchase.

In response to questioning, the Chairman of the Park Board advised that the offer of funds was not conditional upon the Community Music School use of the present building and that he felt a local improvement by-law might be a satisfactory source of funds. However, the Board had no position on this at the present time.

Vancouver City Planning Commission

Represented by Mr. R. Gibson, Member

Mr. Gibson submitted and read to the Meeting a letter from the Vancouver City Planning Commission dated September 18 which advised that the Commission reiterates its previous rejection of the revised scheme and urges Council to initiate a discussion on the use of the present main building by the Community Music School.

Community Music School

Represented by Mrs. W. Armstrong, President

Advised of the request that the Community Music School be allowed to occupy space in the present main building and also advised of "statement of intent" dated 15 August, 1972 given by the Community Music School to Wall and Redekop Corp. Ltd.

Property Owners

Represented by Mr. D. T. Braidwood, Q. C.

Mr. Braidwood submitted a letter dated September 21, 1972 advising of the addresses of the property owners he represented and certain of the previous discussions between these property owners and Wall and Redekop Corp. Ltd. The letter advised of five points the property owners wished Council to consider during these deliberations.

Citizens' Council on Civic Development

Represented by Mr. Wm. T. Strong, President

Mr. Strong resubmitted and read to Council a Citizens' Council letter of 15 August, 1972.

Vancouver Society of Asian Art

Represented by Mr. F. E. Eaton

Advised Council that it was a goal of this Society to establish a museum of Asian Arts in Vancouver and also advised that the Society did not have the necessary funds to achieve this goal. The Society wished to utilize part of the main building for this purpose.

Vancouver Women's Musical Club

Represented by Mrs. Gordon Ingles

Mrs. Ingles read a brief which supported the request of the Community Music School.

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Vancouver Bach Choir

Represented by Mr. McIntyre

Spoke of the needs of the choir and advised of the choir's support of the request of the Community Music School.

Community Arts Council

Represented by Mrs. Janet Bingham, past president

Spoke to the Council and advised of the endorsement by the Arts Council of the request of the Community Music School.

Mrs. H. Pasquier advised Council that she represented three persons who wished to organize the restoration of the lands and buildings under a local initiatives grant. Requested a week's deferment to submit the details of this project.

Junior Symphony Society

Represented by Miss Wilhelmine Meilicke

Advised that the Junior Symphony Society supports the request of the Community Music School.

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At the conclusion of the hearings of the delegations it was  
MOVED by Ald. Adams,  
THAT the application be approved subject to the following  
conditions:

Number of Units not exceed 171.

That the floor space ratio not exceed .538.

That 262 parking spaces be provided underground.

That the on-site guest parking not exceed 29 spaces.

That the combined site area of buildings and parking areas not exceed 34.5%.

That all applicable conditions set forth in the previous Development Permit be complied with.

That the final detail plans be approved by the Technical Planning Board.

MOVED by Ald. Linnell in amendment,

THAT the developer post a bond in the amount of \$100,000.00 to be forfeited if the Development Permit is not issued and construction not started within six months from this date, or be forfeited if the main floors of the present building are not restored within one year.

(lost)

MOVED by Ald. Rankin,

THAT further consideration of these matters be deferred .

LOST

(continued)

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MOVED by Ald. Rankin,  
As a further amendment, the following,

THAT the maximum number of units be reduced from 171 to 120 and that the floor space ratio be reduced from .538 to .45.

LOST

The amendment moved by Alderman Linnell and stated above was put and

LOST

MOVED by Ald. Wilson in amendment,  
THAT construction must be commenced within 12 months

CARRIED

The main motion as amended was put as follows:

THAT the application be approved subject to the following conditions:

Number of Units not exceed 171.

That the floor space ratio not exceed .538.

That 262 parking spaces be provided underground.

That the on-site guest parking not exceed 29 spaces.

That the combined site area of buildings and parking areas not exceed 34.5%

That all applicable conditions set forth in the previous Development Permit be complied with.

That the final detail plans be approved by the Technical Planning Board.

That construction must be commenced within 12 months.

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A recorded vote was requested on the motion as amended, the results of which are as follows:

FOR THE MOTION

AGAINST THE MOTION

- Alderman Adams
- Alderman Bird
- Alderman Broome
- Alderman Linnell
- Alderman Sweeney
- Alderman Wilson
- His Worship the Mayor

- Alderman Hardwick
- Alderman Rankin
- Alderman Phillips
- Alderman Calder

The motion as amended was declared.

CARRIED

MOVED by Alderman Adams,  
THAT the Committee rise and report.


- CARRIED

MOVED by Alderman Adams,  
SECONDED by Ald. Broome,  
THAT the Committee's report by adopted.

- CARRIED

The Council adjourned at approximately 4:15 p.m.

The foregoing are Minutes of the Special Council meeting  
(Public Meeting) of September 21, 1972, adopted on  
September 26, 1972.

  
MAYOR

  
DEPUTY CITY CLERK