

These Minutes will be adopted at the Regular Council meeting on March 13, 2007



REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND ENVIRONMENT

FEBRUARY 15, 2007

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, February 15, 2007, at 3:10 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Kim Capri, Chair
Mayor Sam Sullivan
Councillor Suzanne Anton, Vice-Chair
Councillor Elizabeth Ball
Councillor George Chow
Councillor Heather Deal
Councillor Peter Ladner
Councillor B.C. Lee
Councillor Raymond Louie
Councillor Tim Stevenson

ABSENT: Councillor David Cadman (Leave of Absence - Civic Business)

CITY MANAGER'S OFFICE: Brent MacGregor, Deputy City Manager

CITY CLERK'S OFFICE: Diane Clairmont, Meeting Coordinator

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The Committee agreed to recess the Standing Committee on Planning and Environment Meeting until the conclusion of the Standing Committee on City Services and Budgets meeting this day. The Committee reconvened at 3:10 p.m.

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ADOPTION OF MINUTES

The Minutes of the Standing Committee on Planning and Environment meeting of January 18, 2007 were adopted.

RECOMMENDATION

1. **626 East 62nd Avenue - Warning to Prospective Purchasers and Injunctive Relief**
(VanRIMS No.: 11-4400-20)

This item was withdrawn.

2. **Second Annual Food Policy Progress Report** (VanRIMS No.: 11-2000-14)

The Committee had before it an Administrative Report dated January 29, 2007, in which the Director of Social Planning in consultation with the Vancouver Food Policy Council provided information to Council on the work of Social Planning Food Policy staff and the Vancouver Food Council, along with information on the Vancouver Recovered Food Assessment and a Context and Background document related to the Food Charter as prepared by the Vancouver Food Policy Council and sought Council approval on a Food Charter. The General Manager of Community Services recommended approval.

Devorah Kahn, Food Policy Coordinator, along with Susan Kurbis, Barbara Joughin, and Carole Christopher, of the Food Policy Council, reviewed the report and along with Brian Davies, Assistant City Engineer, Solid Waste Management; and Mary Clare Zak, Director, Social Planning, responded to questions relating to composting options, potential for business community partnerships, potential participation of GVRD, community gardens, and food recovery/reuse/recycling.

MOVED by Councillor Deal
THAT the Committee recommend to Council

- A. THAT Council receive the following for information:
 - a) update on the work of Food Policy staff as attached in Appendix A of Administrative Report *Second Annual Food Policy Progress Report*, dated January 29, 2007;
 - b) report on the work of the Vancouver Food Policy Council as attached in Appendix B of Administrative Report *Second Annual Food Policy Progress Report*, dated January 29, 2007;
 - c) Vancouver Recovered Food Assessment as prepared by the Vancouver Food Policy Council as attached in Appendix C of Administrative Report *Second Annual Food Policy Progress Report*, dated January 29, 2007;
 - d) Vancouver Food Charter: Context and Background as prepared by the Vancouver Food Policy Council as attached in Appendix D of Administrative Report *Second Annual Food Policy Progress Report*, dated January 29, 2007.
- B. FURTHER THAT Council adopt the Vancouver Food Charter as prepared by the Vancouver Food Policy Council as attached in Appendix E of Administrative Report *Second Annual Food Policy Progress Report*, dated January 29, 2007.

CARRIED UNANIMOUSLY

3. Burrard Slopes IC District Rezoning Policies (VanRIMS No.: 11-3600-01)

The Committee had before it a Policy Report dated January 30, 2007, in which the Director of Planning sought Council approval to adjust the rezoning policies to update the policies and guidelines and bring them into standard format as well as to provide more flexibility for office/service uses by increasing the maximum floor space ratio (FSR) for these uses from 1.0 to 2.0 FSR. The General Manager of Community Services recommended approval.

Heather Burpee, Planning Analyst, reviewed the report and along with Ronda Howard, Assistant Director, City Plans, responded to questions relating to industrial land, and notification procedures.

The following spoke generally in favour of the recommendations but expressed concerns:

Luciano Zago, MOSAIC Homes
Arnold Silber
Geoffrey Glotman

Speakers' comments included:

- consider different IC zoning between Burrard & Fir Streets and south of 4th Avenue - area south is becoming quite small; new park/green space will reduce industrial use availability by approximately 30%;
- current proposal in report downzones area from original intent;
- proposed change discourages development because land values are high and density low;
- density should be increased to 2.75 FSR; and density height limit should be increased;
- more residential use around parks would increase security;
- proposed zoning of IC3 that would preserve employment;
- consider 1 FSR of office/commercial space with 2 FSR for residential above to increase population and office/commercial space;
- supported policy north of 4th Avenue; but needs incentives along with zoning;
- do not go beyond 3FSR, but change FSR allocation to accommodate more residential;
- Burrard Slopes last area in Vancouver close to downtown that is available to be developed so citizens do not have to travel far in order to work;
- report has few changes from previous City policies;
- suggestions:
 - increase FSR to 4 or 5 for industrial/office use, but allow small type retail service on main floor; also consider vertical rezoning;
 - discourage residential use except for main streets;
 - increasing residential density is highly attractive from market perspective; and
 - table staff report for 90 days and interview stakeholders.

Ms. Burpee, along with Ronda Howard, Assistant Director, City Plans, responded to questions relating to FSR, building envelopes, residential/commercial space allocations, heights/viewcones, industrial/service use balance, impact on jobs and zoning boundaries.

MOVED by Councillor Louie
THAT the Committee recommend to Council

THAT the matter of the *Burrard Slopes IC District Rezoning Policies* be postponed to a future Standing Committee meeting with instruction to staff to report back on encouraging job producing space.

CARRIED UNANIMOUSLY

4. **450 Stanley Park Drive - Vancouver Rowing Club
Liquor Primary Liquor License for Outdoor Patio Seating** (VanRIMS No.: 11-4600-50)

MOVED by Councillor Stevenson
THAT the Committee recommend to Council

THAT, due to time constraints, the matter of *450 Stanley Park Drive - Vancouver Rowing Club - Liquor Primary Liquor License for Outdoor Patio Seating* be postponed to the next available Standing Committee meeting.

CARRIED UNANIMOUSLY

The Committee adjourned at 5:15 p.m.

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CITY OF VANCOUVER

REGULAR COUNCIL MEETING MINUTES STANDING COMMITTEE OF COUNCIL ON PLANNING AND ENVIRONMENT

FEBRUARY 15, 2007

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, February 15, 2007, at 5:15 p.m., in the Council Chamber, Third Floor, City Hall, following the Standing Committee on Planning and Environment meeting, to consider the recommendations and actions of the Committee.

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

ABSENT: Councillor David Cadman (Leave of Absence - Civic Business)

CITY MANAGER'S OFFICE: Brent MacGregor, Deputy City Manager

CITY CLERK'S OFFICE: Diane Clairmont, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Anotn
SECONDED by Councillor Chow

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair.

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. **Single Room Accommodation Housing - Downtown Eastside/Downtown Core**
(VanRIMS No. 11-2200-21/11-3500-10)

Following the hearing of speakers at the Special Standing Committee meeting on Planning and Environment on January 25, 2007, Vancouver City Council referred discussion and decision on this matter to the Regular Council meeting on February 13, 2007, as Unfinished Business.

Subsequently, at its meeting on February 13, 2007, Vancouver City Council postponed consideration of the following to a Regular Council meeting on Thursday, February 15, 2007 due to time constraints:

- (a) Administrative Report dated November 29, 2006, entitled "Downtown Eastside Housing Plan - Report Back on SRO Stock";
 - (b) Policy Report dated November 30, 2006, entitled "Single Room Accommodation (SRA) By-law Status Report"; and
 - (c) Motion entitled "Moratorium on SRA Conversions".
- a) **Downtown Eastside Housing Plan - Report Back on SRO Stock**
(VanRIMS No.: 11-2200-21)

MOVED by Councillor Ladner

- A. THAT Council direct staff to search for a potentially suitable hotel where use of Section 23 of the Standards of Maintenance By-law might be appropriate and report back to Council on procedures, timeline and budget estimates.
- B. THAT staff continue to review opportunities to purchase rental buildings, including SROs, throughout the City as well as in the downtown, that could accommodate low-income singles, in partnership with senior levels of government and Vancouver Coastal Health, or other funders.
- C. THAT Council direct staff to report back on a grant of \$35,000 for tenant support services, with matching funding from BC Housing, as part of the 2007 operating budget process.

carried unanimously

AMENDMENT MOVED by Councillor Stevenson

THAT in Clause A the words "two potentially suitable hotels" be substituted for the words "a potentially suitable hotel".

LOST

(Councillors Anton, Ball, Capri, Ladner, Lee and Mayor Sullivan opposed)

The amendment having lost, Councillor Ladner's motion was put and CARRIED UNANIMOUSLY.

b) **Single Room Accommodation (SRA) By-law Status Report**
(VanRIMS No.: 11-3500-10)

- A. THAT Council, having conditionally approved conversion or demolition permits for the following SRA-designated properties, and as the conditions have been met and the resulting conversion or demolition permits issued, now approve the removal of the following properties from Schedule A of the SRA By-law:

434 Richards Street (Empress Rooms);
909 Richards Street (Roseberry House);
746 Richards Street (Passlin Hotel);
24 Water Street (Grand Hotel); and

FURTHER THAT Council, having authorized an exemption from the requirements of the SRA By-law of all 19 SRA-designated rooms at the following property, now approve the removal of this property from Schedule A of the SRA By-law:

347 West Pender Street (New Backpackers Hotel).

- B. THAT Council authorize the Director of Legal Services to bring forward amendments to the SRA By-law and any consequential changes to the License By-law, generally in accordance with the draft amendments attached as Appendix A of Policy Report *Single Room Accommodation (SRA) By-law Status Report*, dated November 30, 2006, that would:

- remove from Schedule A of the SRA By-law the properties listed in A above;
- increase the conditional \$5,000 per room fee to \$15,000 per room, which Council could attach to the approval of a conversion or demolition permit for deposit into the City's reserve fund for the creation of replacement housing; subject to a report back on the success of achieving the City's minimum 1:1 replacement policy for low income housing;
- require Council to consider the recent history of an SRA hotel when presented with an application to convert or demolish its designated rooms;
- require an owner or operator of an SRA building to maintain for each designated room a standardized "room registration form" (Appendix E of Policy Report *Single Room Accommodation (SRA) By-law Status Report*, dated November 30, 2006);
- require an owner or operator of an SRA building to identify on the business license specific room numbers of the maximum 10% of SRA units which are available for rent to temporary guests; and
- include provisions that would improve the effectiveness of and promote compliance with the By-law; and

FURTHER THAT the draft By-law be referred to a public meeting, following the format of a public hearing, to provide an opportunity for persons to make their views known to Council.

- C. THAT Council consider on a case-by-case basis the requirement for applicants wishing to demolish SRAs to enter into a Housing Agreement to secure affordability; and

FURTHER THAT staff report back in one year with an update on the SRA by-law, including SRO losses, the development of replacement housing, the appropriate conditional fee, and any emerging issues.

carried unanimously

AMENDMENT MOVED by Councillor Stevenson

THAT in the second bullet of B, the fee of \$15,000 be increased to \$50,000.00.

LOST

(Councillors Anton, Ball, Capri, Ladner, Lee and Mayor Sullivan opposed)

The amendment having lost, Councillor Ladner's motion was put and CARRIED UNANIMOUSLY.

c) **Moratorium on SRA Conversions** (VanRIMS No.: 11-2200-21)

MOVED by Councillor Stevenson

SECONDED by Councillor Deal

WHEREAS:

1. The number of homeless in Vancouver's streets is steadily climbing.
2. Conversions of single room accommodation units is increasing despite the SRA bylaw.
3. These conversions within a few blocks of the Olympic village may constitute a violation of the City of Vancouver's commitments to the IOC under the Inclusivity Intent Statement with our bid to host the 2010 Olympic Winter Games and Winter Paralympic Games.

THEREFORE BE IT RESOLVED

1. THAT Council impose a moratorium on any conversions or demolitions of SRA accommodation with the exception of conversions or demolitions that result in the development of social housing, shelters or SRAs.
2. THAT Council direct staff to recommend measures necessary to strengthen the SRA bylaw, including increasing the conversion fee.
3. THAT Council, through the Mayor, call on both senior levels of government to commit to restore funding for affordable housing to confront the crisis.

LOST

(Councillors Anton, Ball, Capri, Ladner, Lee and Mayor Sullivan opposed)

COMMITTEE REPORTS

Report of Standing Committee on Planning and Environment February 15, 2007

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

1. 626 East 62nd Avenue - Warning to Prospective Purchasers and Injunctive Relief
2. Second Annual Food Policy Progress Report
3. Burrard Slopes IC Districts Rezoning Policies
4. 450 Stanley Park Drive - Vancouver Rowing Club - Liquor Primary Liquor License for Outdoor Patio Seating

Items 1 - 4

MOVED by Councillor Chow

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of February 15, 2007, as contained in Items 1 to 4, be approved.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Chow
SECONDED by Councillor Anton

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

BY-LAWS

1. *A By-law to amend Tax Prepayment By-law No. 4804 to increase the annual rate of interest for payments in advance through the Tax Instalment Prepayment Plan*

MOVED by Councillor Stevenson

THAT Council, enact the by-law listed on the agenda for this meeting as number 1 and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

MOTIONS

A. Administrative Motions

None.

B. Motions on Notice

1. **Request for Leave of Absence - Councillor Stevenson** (VanRIMS: 08-2200-20)

MOVER: Councillor Deal

SECONDER: Councillor Chow

THAT Councillor Stevenson be granted Leave of Absence to attend GVRD meetings from the Standing Committee on Planning and Environment meeting to be held March 1st, 2006, and May 3rd, 2006.

CARRIED UNANIMOUSLY

2. **Request for Leave of Absence - Councillor Anton** (VanRIMS No.: 08-2200-20)

MOVER: Councillor Capri

SECONDER: Councillor Chow

THAT Councillor Anton be granted Leave of Absence for her attendance at FCM Board Meetings being held in London, Ontario, February 28 - March 3, 2007, from the Standing Committee on City Services and Budgets and Standing Committee on Planning and Environment meetings to be held on March 1st, 2007.

CARRIED UNANIMOUSLY

3. **Request for Leave of Absence - Councillor Louie**
(VanRIMS No. 08-2200-20)

MOVER: Councillor Tim Stevenson

SECONDER: Councillor Chow

THAT Councillor Raymond Louie be granted a Leave of Absence from the Standing Committee on City Services and Budgets for the following dates due to his attendance at the GVRD Finance Committee meetings:

February 15, 2007
April 19, 2007
May 17, 2007
June 14, 2007
July 12, 2007
October 18, 2007
November 15, 2007

CARRIED UNANIMOUSLY

4. **Inter-Municipal Business Licensing** (VanRIMS No.11-4600-20)

MOVED by Councillor Deal

SECONDED by Councillor Chow

THAT the motion on *Inter-Municipal Business Licensing* be referred to the next available Council meeting.

CARRIED UNANIMOUSLY

5. **Climate Change** (VanRIMS No. 11-2000-14)

MOVED by Councillor Deal

SECONDED by Councillor Chow

THAT the motion on *Climate Change* be referred to the next available Standing Committee meeting in order to hear speakers.

CARRIED UNANIMOUSLY

The Council adjourned at 6:10 p.m.

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