



## PUBLIC HEARING MINUTES

JUNE 11, 2013

A Public Hearing was held on Tuesday, June 11, 2013, at 6:03 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the zoning and development and Official Development Plan by-laws.

**PRESENT:** Mayor Gregor Robertson  
Councillor George Affleck  
Councillor Elizabeth Ball  
Councillor Adriane Carr  
Councillor Heather Deal  
Councillor Kerry Jang  
Councillor Geoff Meggs  
Councillor Andrea Reimer  
Councillor Tim Stevenson  
Councillor Tony Tang

**ABSENT:** Councillor Raymond Louie (Leave of Absence - Civic Business)

**CITY CLERK'S OFFICE:** Wendy Stewart, Deputy City Clerk  
Pat Boomhower, Meeting Coordinator

### COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson  
SECONDED by Councillor Jang

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 Official Development Plan by-laws.

CARRIED UNANIMOUSLY

#### 1. TEXT AMENDMENT: Regional Context Statement

An application by the General Manager of Planning and Development Services, was considered as follows:

Summary: To adopt a Regional Context Statement as an Official Development Plan, following its acceptance by the Metro Vancouver Board. According to Section 866 of the *Local Government Act*, Vancouver must submit a Regional Context Statement that demonstrates how the City's plans and policies support the goals of the Metro Vancouver Regional Growth Strategy.

The General Manager of Planning and Development Services recommended approval.

Council also had before it a Memorandum dated June 10, 2013, from the Deputy Director, City-wide and Regional Planning, which provided a summary of comments received, as well as recommended amendments to the Regional Context Statement in response to comments received from the Metro Vancouver Board.

The Memorandum also proposed an amendment to the Strategy 4.2 section to retain two directions in the current text, remove one direction, and add two more that respond to the Regional Growth Strategy action to develop healthy and complete communities.

### Staff Opening Comments

Jane Pickering, Deputy Director, City-wide and Regional Planning, explained the application and public consultation process.

### Summary of Correspondence

Council received the following correspondence since the application was referred to public hearing and prior to the close of the speakers list:

- 3 emails and letters in support
- 54 emails and letters in opposition
- 1 letter on other related matters.

### Speakers

City of Burnaby Mayor Derek Corrigan, Chair of Metro Vancouver's Standing Committee on Regional Planning and Agriculture, provided background on the development and goals of Metro Vancouver's Regional Growth Strategy.

Mayor Corrigan, along with Ms. Pickering, and Paul Nowlan and Jim Bailey, Planners, City-wide and Regional Planning, responded to questions.

Mayor Robertson called for speakers for and against the application.

The following spoke in support of the application and provided comments:

Peter Greenwell, Chair, Vancouver City Planning Commission  
Menard Caissy

The following spoke in opposition to the application and expressed concerns:

Randy Helten  
Hubert Culham  
Isabel Minty  
Jak King, Grandview Woodland Area Council  
Elizabeth Murphy  
David Cuan, Shaughnessy Heights Property Owners Association  
Gudrun Langolf  
Dallas Brody  
Tracy Moir, Oakridge/Langara Residents Association

The following provided other comments:

Vaughn Evans

The speakers list closed at 8:04 pm.

### **Staff Closing Comments**

City-wide and Regional Planning staff responded to questions.

### **Council Decision**

MOVED by Councillor Reimer

THAT the by-law,

- (i) to repeal the Regional Context Statement Official Development Plan (adopted by By-law No. 8060, September 14, 1999), and
- (ii) to adopt as an Official Development Plan the new Regional Context Statement Development Plan, which was adopted by Council on April 23, 2013,

be approved, with the following amendments to the Regional Context Statement Plan:

#### **1. Municipal Growth Projections**

In section 1.1.3 b), on page 9, insert the following paragraph before Table 1. Total Population, Dwelling Unit and Employment Projections:

“Growth projections may be revised as additional information becomes available. The City of Vancouver will continue to work with Metro Vancouver to ensure that growth projections reflect the latest available data and trends.”

#### **2. Urban Centre and FTDA Growth Projections**

In section 1.2.6 a), on page 11, delete Table 2 and insert the following table in its place:

**Table 2. Dwelling Unit and Employment Projections for Urban Centres and Frequent Transit Development Areas**

Dwelling Units	2006	2021	2031	2041	Growth 2006-2041
Metro Core	94,100	117,400	128,600	139,800	45,700
Oakridge Town Centre	500	2,300	3,200	4,100	3,600
Cambie Corridor FTDA	1,200	2,300	2,900	3,500	2,300
All Other Areas	168,700	187,000	201,300	214,600	45,900
Vancouver Total	264,500	309,000	336,000	362,000	97,500

Employment	2006	2021	2031	2041	Growth 2006-2041
Metro Core	255,600	291,700	313,300	332,600	77,000
Oakridge Town Centre	3,600	4,600	5,200	5,800	2,200
Cambie Corridor FTDA	2,200	3,700	4,600	5,500	3,300
All Other Areas	131,600	145,600	153,900	161,100	29,500
Vancouver Total	393,000	445,600	477,000	505,000	112,000

### 3. Focus Growth in Urban Centres

In Section 1.2.6 b) ii), on page 12, insert “, and that support the objectives for Urban Centres,” in the first paragraph as follows:

The following policies focus growth in Urban Centres. Additional city-wide policies that address economic sustainability, environmental protection, climate change, affordable housing, diverse communities and transportation choices, *and that support the objectives for Urban Centres*, are provided in other sections of the Regional Context Statement.

### 4. Exclude Major Trip-Generating Uses

In section 1.2.6 d) iv), on page 16, delete the policy response and insert the following text in its place:

“ • Transportation 2040 (2012)

Land use directions in the Transportation Plan encourage the location of major trip-generating uses in high-capacity transit service areas as follows:

- Prioritize and encourage a dense and diverse mix of services, amenities, jobs, and housing types in areas well-served by frequent, high-capacity transit.
- Locate major trip generators near rapid transit stations or along transit corridors.

The City of Vancouver will work towards including policies that define non-residential major trip-generating uses and align these uses with Urban Centres and Frequent Transit Development Areas.”

## 5. Support Appropriate Economic Development

In section 2.1.4 a), in the CityPlan directions on page 21, delete "Town" and insert "City" in its place as follows:

- Support Regional ~~Town~~ **City** Centres to slow the growth in commuting from the region into Vancouver.

## 6. Discourage Major Commercial and Institutional Development

In section 2.1.4 c), on page 23, delete the policy response and insert the following text in its place:

### " • Transportation 2040 (2012)

Land use directions in the Transportation Plan encourage the location of major trip-generating uses in high-capacity transit service areas as follows:

- Prioritize and encourage a dense and diverse mix of services, amenities, jobs, and housing types in areas well-served by frequent, high-capacity transit.
- Locate major trip generators near rapid transit stations or along transit corridors.

The City of Vancouver will work towards including policies that define major trip generating uses and discourage these uses outside of Urban Centres or Frequent Transit Development Areas."

## 7. Concentrate Major Trip-Generating Uses

In section 2.2.4 d) iii), on page 27, insert the following text at the end of the policy response:

"The City of Vancouver will work towards defining major trip-generating uses."

## 8. Sewerage Services in Agricultural Areas

In section 2.3.6 b), on page 29, delete the last paragraph at the bottom of the page and insert the following text in its place:

"Regional Growth Strategy Sections 1.1.1 and 2.3.1 specify that Metro Vancouver will only extend regional sewerage services into RGS Agriculture areas under exceptional circumstances. It is acknowledged that the RGS Agricultural area within Vancouver's Southlands has GVS&DD approved sewerage service infrastructure in place, and only a small number of properties within that contained area have not yet connected to these services. Although not explicitly stated in the RGS, specified areas with

existing GVS&DD approved services would not have to apply for RGS exemption for additional connections within that GVS&DD approved service area. Metro Vancouver is reviewing similar existing GVS&DD approved service areas in the region, and will work with the City of Vancouver to establish Vancouver Southlands' status within the Regional Growth Strategy."

## 9. Support Agricultural Viability

In section 2.3.6 b), on page 30, delete the first introductory sentence at the top of the page and insert the following text in its place:

"The following policies support agricultural land viability. The City of Vancouver will work towards reviewing the policies and/or land use designations for the Southlands Agricultural area to address the objectives of the Regional Growth Strategy."

## 10. Buffer Conservation and Recreation Areas

In Section 3.1.4 c), on page 34, delete the entire paragraph and insert the following text in its place:

"The City's intent is to encourage full access to nature. However, when planning green spaces and access to them, the City also considers carefully planned access points, trail heads, barrier planting and fences."

## 11. Develop Healthy and Complete Communities

In Section 4.2, on page 54, delete the Central Area Plan policies and insert the following text in its place:

### " • Central Area Plan (1991)

Central Area Plan goals that support the development of complete communities include:

- Create a central area that has a mix of activities, with quieter neighbourhoods where people live close to more active areas where people shop and play as well as work; and where the public streets are the primary scene of public life.
- Ensure that the central area is a place to live and visit for all people; for all income and ethnic groups; accessible to the disabled; and for all ages, from children to seniors.
- Strengthen the unique qualities and symbolism of the central area as a special place; its skylines, heritage resources, character areas, livable neighbourhoods, and active public places.
- Enhance the central area as a place where pedestrians move safely, easily, and comfortably on all streets where walking, supplemented by transit and bicycles, is the primary means of moving around."

and;

FURTHER THAT, before enactment of the by-law, the Regional Context Statement Development Plan, including any amendments to it as may be adopted by Council following the Public Hearing, be referred to the Board of the Greater Vancouver Regional District for acceptance.

CARRIED  
(Councillor Carr opposed)

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*Council recessed at 8:52 pm and reconvened at 9:09 pm, with the same members present.*

\* \* \* \* \*

**2. TEXT AMENDMENT: Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program**

An application by the General Manager of Planning and Development Services, was considered as follows:

Summary: To consider amendments to the laneway housing (LWH) regulations in the Zoning and Development By-law. The amendments address impacts on neighbouring properties, provision of parking, livability of dwelling units and length of the permitting process, with the intent of improving the fit of laneway housing into neighbourhoods. Additionally, the proposal includes the expansion of the LWH program to the remaining RS districts to equalize opportunity for laneway housing across all single-family areas.

The General Manager of Planning and Development Services recommended approval.

Council also had before it a Memorandum dated May 30, 2013, from the Deputy Director of Planning, which provided the following additional section to the draft by-law in Appendix A of the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program":

- 11.24.20 A laneway house must include:**
- (a) a minimum 75 mm wide trim around the doors and windows, excluding door sill trim, except where a window or door is recessed no less than 100 mm behind the adjacent exterior wall faces; and
  - (b) a canopy over the main entry door.

**Staff Opening Comments**

Jane Pickering, Deputy Director of Planning, City-wide and Regional Planning, provided a presentation on the application, and along with Sonia Erichsen, Processing Centre, Development Services, and Heather Burpee, Planner, Regulation Policy and Projects, responded to questions.

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*At 9:34 pm, it was  
MOVED by Councillor Deal*

*THAT Council extend the meeting to continue to hearing all the speakers for Item 2.*

*CARRIED UNANIMOUSLY*

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### Summary of Correspondence

Council received the following correspondence since the application was referred to public hearing and prior to the close of the speakers list:

- 10 emails and letters in support
- 11 emails and letters in opposition
- 1 email on other related matters.

### Speakers

The Mayor called for speakers for and against the application.

The following spoke in opposition to the application, the majority of whom expressed concerns:

Barbara Gauthier  
David Orchard  
George Eckshmiadt

The following spoke in general support of the application, some of whom provided additional comments:

Jake Fry, Smallworks  
Heather Stewart  
Bill Cooksley  
Kim Little  
Patricia Boruque  
Patricia Fraser  
Mark Sakai, Greater Vancouver Home Builders Association  
Paul Barriscale  
John Higgins

The following provided other comments on related matters:

Josh Thurston  
Vaughn Evans  
Ron Bertuzzi  
Thomas Berger



The speakers list closed at 10:42 pm.

Development Services and City-wide and Regional Planning staff responded to questions.

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*At 10:57 pm, it was*

*MOVED by Councillor Reimer*

*THAT Council extend the length of the meeting in order to complete Item 2.*

*CARRIED UNANIMOUSLY*

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## Council Decision

MOVED by Councillor Tang

- A. THAT the application:
- (i) to repeal Section 11.24 (Laneway House) of the Zoning and Development By-law and substitute the revised regulations, generally in accordance with Appendix A of the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program", to respond to issues of neighbourliness, parking, livability and length of the permitting process;
  - (ii) to amend District Schedules RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-6, RS-7 of the Zoning and Development By-law, generally in accordance with Appendix A of the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program", to add laneway housing as a permitted use;
  - (iii) to amend the Zoning and Development By-law for consequential amendments, generally in accordance with Appendix A of the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program"; and to include section 11.24.20 of the Zoning and Development By-law as:
    - A laneway house must include:
      - (a) a minimum 75 mm wide trim around the doors and windows, excluding door sill trim, except where a window or door is recessed no less than 100 mm behind the adjacent exterior wall faces; and
      - (b) a canopy over the main entry door.

be approved.

- B. THAT subject to enactment of the amendments to the Zoning and Development By-law, Council amend the Laneway Housing Guidelines, generally in accordance with Appendix B of the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program".
- C. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Parking By-law, to require one external on-site parking space, generally in accordance with Appendix C of the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program".
- D. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Zoning and Development Fee By-law generally in accordance with Appendix D of the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program".
- E. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, amendments to the Strata Title Policies for RS, RT, and RM Zones, generally in accordance with Appendix E of the Policy Report dated May 6, 2013, entitled "Amendments to the Laneway Housing Regulations and Guidelines and Expansion of the Laneway Housing Program", to include the RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-6 and RS-7 Districts in policies to prohibit strata-titling of a laneway house.

carried

AMENDMENT MOVED by Councillor Carr

THAT the motion be amended by adding the following as F:

THAT staff review and report back to Council on design guidelines considering restricting 1.5 storey laneway houses on short lots.

LOST

(Councillors Affleck, Ball, Deal, Jang, Meggs, Reimer, Stevenson, and the Mayor opposed)

The amendment having lost, the main motion was put and CARRIED, with Councillor Carr opposed.

**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 Jang  
SECONDED by Councillor Deal

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

**ADJOURNMENT**

MOVED by Councillor Jang  
SECONDED by Councillor Tang

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 11:21 pm.

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