

These Minutes will be adopted at the Regular Council meeting on October 4, 2005.



REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND ENVIRONMENT

SEPTEMBER 15, 2005

PRESENT: *Councillor Anne Roberts, Chair
Mayor Larry Campbell
Councillor Fred Bass
Councillor David Cadman
Councillor Jim Green, Vice-Chair
Councillor Peter Ladner
Councillor Raymond Louie
*Councillor Tim Louis
Councillor Tim Stevenson
*Councillor Sam Sullivan
Councillor Ellen Woodsworth

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

CITY CLERK'S OFFICE: Diane Clairmont, Meeting Coordinator

* Denotes absence for a portion of the meeting.

ADOPTION OF MINUTES

The Minutes of the Standing Committee on Planning and Environment meeting of July 21, 2005, were adopted.

RECOMMENDATION

1. Payday Lending Businesses (File 2700)

The Committee had before it a Policy Report dated August 8, 2005, in which the Director of City Plans in consultation with the Chief License Inspector and the Director of Social Planning sought Council approval to forward the "Payday Lending Businesses" report to the Chair of the Consumer Measures Committee requesting that report be considered when developing regulations for the payday loan industry, in particular noting Council's interest in reducing the cost of borrowing and diminishing the social impacts on individuals repeatedly using payday loans to address financial difficulties, and to instruct staff to report back on the impacts of

regulation on payday lending businesses after federal and/or provincial regulations have been implemented.

The General Manager of Community Services recommended approval.

Heike Roth, Planner, reviewed the report and advised that the federal government has announced that amendments to the criminal code are being developed.

Norm Bishop, Secretary, Canadian Association of Community Financial Service Providers, advised that the organization supports staff recommendations and is encouraging the federal government to move forward with changes to regulations in order to protect consumers and provide for a viable industry.

MOVED by Councillor Green

THAT the Committee recommend to Council

- A. THAT the City of Vancouver reiterate its concern about the cost of borrowing within the payday loan industry and urge that the Federal and Provincial governments act now to create regulations to both set and enforce maximum interest and fees.
- B. THAT Council instruct staff to forward the Policy Report *Payday Lending Businesses* dated August 8, 2005, to the Chair of the Consumer Measures Committee requesting that the information in the report be taken into consideration when developing regulations for the payday loan industry, and in particular noting Council's interest in reducing the cost of borrowing and diminishing the social impacts on individuals repeatedly using payday loans to address financial difficulties.
- C. THAT Council instruct staff to report back in twelve (12) months on the actions that the Federal and Provincial governments have taken and their impact on reducing the cost of borrowing within the payday lending industry, and if no actions have been taken that the report include actions the City can take to have a positive impact.

CARRIED UNANIMOUSLY

2. 11th Avenue/Arbutus Greenway (File 5767)

The Committee had before it an Administrative Report dated August 30, 2005, in which the General Manager of Engineering Services in consultation with the Director of City Plans sought Council approval for the closure of the easterly part of the 2000 block of West 11th Avenue for the 11th Avenue/Arbutus Greenway.

Scott Edwards, Structures and Greenways, reviewed the report noting concerns raised regarding heritage buildings on the greenway.

The following spoke in opposition to the recommendations:

Donna Tangye, Owner, Fireside Books (material/petition submitted - on file)
Kim Maust, Bastion Development Corporation
Anne Carson
Susan Lewandoski, Owner, Gramercy Grill
Douglas Guest, Strata Executive, The Lofts @ 2088 West 11th Avenue (material submitted - on file)
Trevor Herbert
Leslie Fennern

Speakers' comments included:

- permanent closure and traffic lights cause congestion on Arbutus Street between 12th Avenue and Broadway which is economically detrimental to business; these concerns are not noted in the report;
- notification did not include businesses west of Arbutus Street and several condominium buildings;
- one-lane option would be viable;
- Jones Tent & Awning is a heritage building operating as a commercial building; tenants are concerned about road closure which is negatively affecting business;
- closure puts redevelopment of the Jones Tent & Awning building at risk;
- requested opportunity for groups to come together and develop a better plan;
- City should not cater solely to pedestrians; cars must also have access;
- there will be a serious shortage of parking if greenway is approved;
- other calming measures around schools should be utilized;
- businesses need to survive; make green space a little smaller;
- greenway was not well utilized during trial period;
- 10th Avenue is already a bikeway - make it the greenway;
- vagrancy increased on the greenway during trial period; and
- residents from several buildings cannot unload cars at front doors due to blockage.

The following spoke in favour of the recommendations:

Sean McEwen (material submitted - on file)
Kris Begic
Lorraine Kluber, Vancouver Resource Society
Bill Raikes
Veronica Ross, 11th Avenue Greenway Committee (material submitted - on file)
Patricia Oswald
Lieutenant-Colonel Daniel Kuhn, Commanding Officer, 15th Field Regiment
Douglas Brown
Ron Bijok, Lord Tennyson Elementary School Parent Advisory Council
Patrick Oswald, Stablecott Properties Ltd.
Greta Eijgel
Marion Broadbent, Principal, Lord Tennyson Elementary School

Brad Janzen
Barbara Dill
Peter Robinson
Harry Ritchie
Richard Lansdell

Speakers' comments included:

- reviewed history and rationale for supporting the permanent closure;
- 2,000 (62%) have signed petitions in support of closure;
- Council has approved open space plan; should listen to what extensive consultation has determined;
- Vancouver Heritage Commission opposition is not valid; a Heritage Revitalization Agreement for the Jones Tent & Awning building is an option;
- vehicular traffic improvements can be made to alleviate concerns of business owners;
- finances to finish greenway are available and closure should proceed;
- closure on 11th Avenue will not affect cyclists on 10th Avenue;
- pedestrian-activated signal at 11th Avenue & Arbutus Street has been installed;
- greenways are in the spirit of the Vancouver Transportation Plan which gives highest priority to pedestrians and cyclists;
- pollution, noise and car accidents will be alleviated;
- access/views to heritage buildings will not be blocked;
- greenway provides good access for disabled and safer access to school;
- closure has alleviated traffic problems at Maple Street and 11th Avenue;
- concerns regarding Bessborough Armoury were addressed including access guaranteed under all circumstances; operational requirements along with heritage value; and Armoury supports Phase 1, but not Phase 2;
- Lord Tennyson School held exercise on greenway viability; students were in support; and
- traffic concerns around Arbutus must be resolved.

Mr. Edwards, along with Sandy James, Greenways, and Scot Hein, City Plans, responded to questions relating to the following:

- traffic counts/patterns and studies completed in 2004 and 2005;
- parking concerns;
- impact of pedestrian lights;
- means to determine economic impact on businesses and possible ways to assist businesses;
- greenway impact on Bessborough Armoury; and
- parameters of Phase 1 and Phase 2 and rationale for two phases.

Councillor Roberts requested a memo back on the status of the greenway and its impact on businesses.

MOVED by Councillor Woodsworth
THAT the Committee recommend to Council

- A. THAT the easterly portion of the 2000 block West 11th Avenue be closed to vehicular traffic, except emergency vehicles and special purpose local vehicles as detailed in Administrative Report *11th Avenue/Arbutus Greenway*, dated August 30, 2005, for the 11th Avenue/Arbutus Greenway;
- B. THAT Council allocate the remaining funding of \$151,366 from Arbutus Neighbourhood Community Amenity Contributions (CAC) and Development Cost Levy (DCL) funds for construction of the 11th Avenue/Arbutus greenway;
- C. THAT commencing in 2006, the annual Operating Budget for Horticultural Maintenance be increased by \$2,000 without offset and subject to the 2006 Budget Review for maintenance of the greenway.
- D. THAT staff look into all means to improve traffic flow and ease congestion caused by the closure of 11th Avenue in both Phase 1 and Phase 2 and implement wherever possible.

CARRIED
(Councillor Green opposed)

3. Revised Housing Plan for the Downtown Eastside (File 4656)

The Committee had before it a Policy Report dated August 30, 2005 in which the Director of the Housing Centre, in consultation with the Director of Current Planning and the Director of Social Planning, summarized the results of the public consultation regarding the draft Downtown Eastside Housing Plan and the amendments proposed to the draft plan and sought approval of the revised plan and the initial implementation program.

The General Manager of Community Services recommended approval.

Ben Johnson, Housing Planner, reviewed the report and along with Cameron Gray, Director of the Housing Centre, and Peter Judd, Deputy City Engineer, responded to questions relating to

The following spoke in favour of the recommendations

Roger Bayley, Carrall Street Stewardship Committee
John Stovell, President, Gastown Business Improvement Society

Speakers' comments included:

- plan moves to supporting community at all economic levels;
- encouraged City do something, not just talk and formulate plans;

- need employment opportunities and economic value for the community;
- approval of development permit for Pennsylvania Hotel would be a benefit to the Downtown Eastside (DTES);
- success with Woodwards partially due to inclusion of market housing; private investment is essential to program's success; and
- supported 1 market housing unit for 1 social housing unit city-wide and conversion of SROs to self-contained low-income housing units.

The following spoke in opposition or expressed concerns regarding the recommendations:

Stephanie Smith
Rob Morgan, Vice-president, VANDU
Sister Elizabeth Kelliher, Sisters of Atonement (material submitted - on file)
Jamie Lee Hamilton, Pendera Tenants Association
Robin Bruce, Carnegie Community Action Project
Jean Swanson, Carnegie Community Action Project
Richard Lorenzen
Tammy Tupechka, Neighbourhood Helpers & Save Low Income Housing Coalition
Marshall Henry, Neighbourhood Helpers
Kim Kerr, DERA
Yvonne Andrews, Covenant House Vancouver (material submitted - on file)
Delanye Azrael
Brenda Kereluk
June Clearsky, Luma Native Housing Society/Aboriginal Homeless Committee (material submitted - on file)
Diane Leclaire
Deborah Manette
Lily Loncar, DERA
Muggs Sigurgeirson, Carnegie Community Centre Association
Audrey Laferrier

Speakers' comments included:

- income polarization and sustainability are critical issues;
- plan does not provide concrete remedy nor does it address short term problems;
- DTES residents/advocates subjected to lack of respect and brutality from BIAs, security guards, police and newer, wealthier residents;
- fair market housing is a disaster for poor; displacement causes irreparable harm;
- SRO program causes more closures and more homeless;
- nobody is looking after displaced people;
- recommended building two units of social housing to every one of fair market housing;
- no enforcement of anti-conversion law; 800 units of low-income housing have been lost;
- only landlords with maintenance levels required by code should be able to raise rents;
- welfare/shelter allowance/EI rates should be increased;
- unit size below 320 sq. ft. is unacceptable;
- need affordable housing for students/transient workers during Olympics;

- 130,000 in BC in danger of becoming homeless;
- gentrification will cause people to lose their homes;
- there should be no fair market housing at all in the proposed plan;
- turnaway population from shelters has increased to 1300 annually;
- recommended increase in number of age-appropriate mental health beds;
- Vancouver is doubling efforts of Toronto and Montreal in solving homeless issues;
- plan omits 24-hour safe centre for sex trade workers; needs to be addressed;
- SRA is well intended, but too many loopholes - needs to be revised;
- Council should talk to federal government to ensure BC receives fair share of \$1.5 billion from last budget; recommendations should reflect this;
- Council should form coalition of community groups/individuals to resolve housing issue;
- commended Planning Department for workshops relating to the housing plan;
- allowing 400 units of fair market housing will push out low income residents;
- gentrification generates own momentum and erases low income communities;
- theory that area will be revitalized if residents with money move in is not valid; current residents with purchasing power could revitalize area;
- strengthen plan to provide security for DTES residents living in fear of Olympics;
- plan is not balanced and is utopian;
- relocation program is almost non-existent; promises have not been fulfilled;
- aboriginal role is lacking, should be incorporated in various aspects of the plan including renovation of units, RRAP;
- anti-vacancy by-law should be enacted;
- many residents have serious mobility problems and as most SROs do not have elevators, they are isolated from shopping, health care and community interaction;
- most SROs have maintenance problems, lack of protection against gender privacy;
- not City's fault we live under capitalism which is market driven;
- small suites will contribute to transient population; and
- plan is a sham - 306 SRO rooms have been closed in past 3 years.

*At 5:45 p.m., Councillor Roberts stepped down from the Chair and left the meeting.
Councillor Green assumed the Chair.*

Staff responded to questions relating to the following:

- who is responsible for assisting displaced persons;
- status of Pennsylvania Hotel;
- status of Carrall Street Greenway;
- perceived loss of 800 units; and
- possible ways to strengthen the plan.

MOVED by Councillor Green
THAT the Committee recommend to Council

That having heard all speakers, discussion and decision relating to the Policy Report *Revised Housing Plan for the Downtown Eastside* dated August 30, 2005 be referred to the Council meeting following Standing Committee on City Services and Budgets on September 22, 2005, at 9:30 a.m.

CARRIED
(Councillors Louis, Roberts and Sullivan not present for the vote)

The Committee adjourned at 6:55 p.m.

* * * * *



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

SEPTEMBER 15, 2005

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, September 15, 2005, at 6:55 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 Larry Campbell
Councillor Fred Bass
Councillor David Cadman
Councillor Jim Green
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Stevenson
Councillor Sam Sullivan
Councillor Ellen Woodsworth

ABSENT: Councillor Tim Louis
Councillor Anne Roberts

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

CITY CLERK'S OFFICE: Diane Clairmont, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Roberts
SECONDED by Councillor Cadman

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

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Report of Standing Committee on Planning and Environment
September 15, 2005

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

1. Payday Lending Businesses
2. 11th Avenue/Arbutus Greenway
3. Revised Housing Plan for the Downtown Eastside

Items 1 - 3

MOVED by Councillor Cadman

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of September 15, 2005, as contained in items 1 - 3, be approved.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Woodsworth

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Louie

SECONDED by Councillor Green

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

CARRIED UNANIMOUSLY

The Council adjourned at 6:57 p.m.

* * * * *