



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
OCTOBER 4, 2005

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 4, 2005, at 8:00 p.m., 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 By-law, Official Development Plans and Heritage By-laws.

PRESENT: Deputy Mayor Woodsworth
Councillor Fred Bass
Councillor Jim Green
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Louis
Councillor Anne Roberts
Councillor Tim Stevenson
*Councillor Sam Sullivan

ABSENT: Councillor David Cadman (Leave of Absence)
Mayor Larry Campbell

CITY CLERK'S OFFICE: Diane Clairmont, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
SECONDED by Councillor Bass

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Woodsworth in the Chair, to consider proposed amendments to the Zoning and Development By-law, Official Development Plans and Heritage By-laws.

CARRIED UNANIMOUSLY
(Councillor Sullivan not present for the vote)

1. Heritage Designation: 2650 West 5th Avenue

An application by James Brewer and Helen Willoughby-Price was considered as follows:

Summary: Heritage designation of a house to preserve and protect the house as a part of the Vancouver Heritage Foundation's True Colors program.

The Director of Current Planning recommended approval.

Staff Comments

Hugh McLean, Heritage Analyst, was present to respond to questions.

Applicant Comments

James Brewer and Helen Willoughby-Price were present to respond to questions.

Summary of Correspondence

Council received no correspondence on this application.

Speakers

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

Council Decision

MOVED by Councillor Green

- A. THAT Council approve the designation of 2650 West 5th Avenue, the Straight House, listed on the Vancouver Heritage Register in the "C" category, as Protected Heritage Property and instruct the Director of Legal Services to bring forward for enactment the by-law to authorize designation of the heritage building as Protected Heritage Property.
- B. THAT Council commend the building owners for designating their property on a voluntary basis and for participating in the Vancouver Heritage Foundation's *True Colours* program.

CARRIED UNANIMOUSLY
(Councillor Sullivan not present for the vote)

2. Heritage Designation: 2722 West 7th Avenue

An application by Kerry Gold and Stuart Hunter was considered as follows:

Summary: Heritage designation of a house and restoration to preserve and protect the house as a part of the Vancouver Heritage Foundation's Fix it and True Colors programs.

The Director of Current Planning recommended approval.

Staff Comments

Hugh McLean, Heritage Analyst, was present to respond to questions.

Summary of Correspondence

Council received no correspondence on this application.

Speakers

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

Council Decision

MOVED by Councillor Louis

- A. THAT Council approve the designation of 2722 West 7th Avenue, the Williams House, listed on the Vancouver Heritage Register in the "B" category, as Protected Heritage Property and instruct the Director of Legal Services to bring forward for enactment the by-law to authorize designation of the heritage building as Protected Heritage Property.
- B. THAT Council commend the building owners for designating their property on a voluntary basis and for participating in the Vancouver Heritage Foundation's *Restore It* and *True Colours* programs.

CARRIED UNANIMOUSLY
(Councillor Sullivan not present for the vote)

3. Heritage Designation: 2850 West 3rd Avenue

An application by Eric Pierce was considered as follows:

Summary: Heritage designation of a house.

The Director of Current Planning recommended approval.

Staff Comments

Hugh McLean, Heritage Analyst, was present to respond to questions.

Summary of Correspondence

Council received no correspondence on this application.

Speakers

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

Council Decision

MOVED by Councillor Louis

- A. THAT Council approve the designation of 2850 West 3rd Avenue, the Pierce House, listed on the Vancouver Heritage Register in the "C" category, as Protected Heritage Property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the by-law to authorize designation of the heritage building as Protected Heritage Property.
- C. THAT Council commend the owner for voluntarily bringing forward the request to protect this building.

CARRIED UNANIMOUSLY
(Councillor Sullivan not present for the vote)

4. Heritage Designation: 1949 West 57th Avenue

An application by Kathleen Earle was considered as follows:

Summary: Heritage designation of a house.

The Director of Current Planning recommended approval.

Staff Comments

Hugh McLean, Heritage Analyst, was present to respond to questions.

Summary of Correspondence

Council received no correspondence on this application.

Speakers

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

Council Decision

MOVED by Councillor Louis

- A. THAT the Earle House at 1949 West 57th Avenue be added to the Vancouver Heritage Register as a C-listed building.
- B. THAT the Council approve the designation of 1949 West 57th Avenue as Protected Heritage Property.

- C. THAT the Director of Legal Council instruct the Director of Legal Services to bring forward for enactment the by-law to authorize designation of the heritage building as Protected Heritage Property.
- D. THAT Council commend the owner for voluntarily bringing forward the request to protect this building.

CARRIED UNANIMOUSLY
(Councillor Sullivan not present for the vote)

5. Heritage Designation: 689 West 19th Avenue

An application by Mount Royal Developments Ltd. was considered as follows:

Summary: Heritage designation of a house in conjunction with development-building permit.

The Director of Current Planning recommended approval.

Staff Comments

Hugh McLean, Planning Analyst, responded to the fax received in opposition. He noted the following:

- Director of Planning is prepared to allow a modest amount of additional floor space not exceeding 10% of permitted in exchange for heritage restoration and protection;
- the notification process was completed and of 20 surrounding owners notified, 1 objection was received from an owner who did not want to see this site subdivided;
- while it appears, from the street, there may be only one lot at the site, there have always been two lots and moving the house to the west lot would allow a new house to be built;
- there are no plans for subdivision;
- the two current lots are each 33 ft wide which is identical in size to all lots on both sides of this block; and
- the new house will fit in well with the streetscape.

Applicant Comments

Peter Juric of Mount Royal Developments Ltd. was present to respond to questions.

Summary of Correspondence

1 fax in opposition to this application was received.

Speakers

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

Council Decision

MOVED by Councillor Louie

- A. THAT Council approve the designation of 689 West 19th Avenue, the Middlemass House, listed on the Vancouver Heritage Register in the "B" category, as Protected Heritage Property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the by-law to authorize designation of the heritage building as Protected Heritage Property.

CARRIED UNANIMOUSLY
(Councillor Sullivan not present for the vote)

6. Text Amendment: 505 - 600 Abbott Street (International Village)

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

Summary: To amend the CD-1#6747 to reduce the affordable housing required in exchange for transferring one of the two affordable housing sites to the City. Consequential amendments to the False Creek North Official Development Plan are required.

The Directors of Current Planning and the Housing Centre, recommended approval subject to conditions set out in the Agenda of the Public Hearing.

Also before Council was the following:

- Memorandum dated October 3, 2005, from Michael Gordon, Senior Central Area Planner, submitting a further recommendation as noted below:
 - C. THAT City Council advise the Development Permit Board that when considering a development permit application for the development of two towers at 505 - 600 Abbott Street that it may consider, increased tower height and floor plate size, beyond that suggested by the applicable design guidelines, "International Village (572 Beatty Street) CD-1 Guidelines".

Staff Comments

Cameron Gray, Director, Housing Centre, Michael Gordon, Senior Planner and Larry Beasley, Director of Current Planning, responded to questions relating to the number of units on the site for both market and non-market housing, relevant benefits, rationale for increasing tower height and floor plate size, and guidelines relating to form of development and view corridors.

Summary of Correspondence

No correspondence was received on this application since the date it was referred to Public Hearing.

Speakers

The Deputy 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 Current Planning to amend By-law No. 6747 for 505-600 Abbott St. (International Village) to reduce the affordable housing required, increase the allowable residential density and tower height, and reconcile density allowances to reflect 'as-built' and projected development in accordance with the draft CD-1 By-law amendments generally as presented in Appendix A to the City Manager's report entitled "CD-1 Text Amendment: 505-600 Abbott St. (International Village)" dated June 27, 2005.
- B. THAT the application by the Director of Current Planning to amend By-law No. 6650 (the False Creek North Official Development Plan) to reduce the percentage of affordable housing and the number of affordable family units required, generally as presented in Appendix B of the above noted report be approved subject to the following conditions:
 - a. THAT, prior to enactment of the CD-1 By-law, Lot D (Lot 192, DL False Creek, Plan 23011) be transferred to the City at no cost to the City on terms and conditions to the satisfaction of the Director of Legal Services and the Director of Real Estate Services.
- C. THAT City Council advise the Development Permit Board that when considering a development permit application for the development of two towers at 505 - 600 Abbott Street that it may consider, increased tower height and floor plate size, beyond that suggested by the applicable design guidelines, "International Village (572 Beatty Street) CD-1 Guidelines".

CARRIED UNANIMOUSLY

7. Text Amendment: Special Needs Residential Facilities in the Downtown Eastside/Oppenheimer District (DEOD)

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

Summary: To lift the moratorium on Special Needs Residential Facility - Community Care - Class B and Group Living in areas of the DEOD.

The Director of Current Planning, the Director of the Housing Center and the Director of Social Planning, recommended approval.

Staff Comments

Rob Whitlock, Senior Housing Officer, reviewed the application.

Summary of Correspondence

2 e-mail letters in opposition were received since referral to Public Hearing.

Speakers

The following spoke in support of the application:

Dr. Dan Small, Portland Hotel Society
Gillian Maxwell
William Booth, AIDS Vancouver
Susann Richter, Community Engagement, Addictions & HIV/AIDS Services, Vancouver Coastal Health
Heather Hay, Director, Addictions, HIV/AIDS & Aboriginal Services, Vancouver Coastal Health
Linda Lane, Manager, Addictions Housing/Health Contact Centre, Vancouver Coastal Health
Monika Stein
Gabor Maté
Thia Walter
Corinne Culbertson
Jeff Sommers, Strathcona Research Group
Kerstin Stuerzbecher
Sarah Evans
Dr. Thomas Kerr, BC Centre for Excellence in HIV/AIDS, St. Paul's Hospital
Nathan Allen
David Ryttersgaard, Union Gospel Mission
John Wilson
Liz Evans, PHS Community Services Society
Tom Laviolette, Carnegie Community Association
Sean McEwen
Russ Maynard
Jack Bibby
Sarge Hayden

Major Samuel Fame, Salvation Army
Mark Townsend

Speakers' comments included:

- approval of a comprehensive, long-term plan with specific timeframes is critical for the whole city, not just the Downtown Eastside (DTES);
- will reduce community pressure; enable continuum of care;
- definitions relating to Special Needs Residential Facility should be reviewed;
- disadvantaged/special needs groups should not be segregated;
- Charter of Rights guarantees freedom of mobility; if facilities are only in the DTES, those in need from other areas of Vancouver are limited to where they can go for help;
- Special Needs Residential Facilities should be established in conjunction with downtown housing and homeless action plans;
- plan will provide housing options for people within their own neighbourhoods;
- moratorium caused harm/no positive change; no longer economically/politically relevant;
- zoning is a tool to provide appropriate housing for persons with special needs;
- moratorium was an act of shame and extreme prejudice;
- DTES residents should be treated fairly and receive equal access to housing;
- access to stable housing is prerequisite to good health; over 6000 registered at injection site; many are at risk of homelessness and would benefit from more housing options;
- DTES is increasing in HIV/AIDS, emergency room use, less access to addiction treatment;
- provide opportunity to more people to get lives in order and make a positive impact; and
- plan will enable response to specific problems with specific solutions.

Rick Lam, Chair, Vancouver Chinatown Revitalization Committee, expressed concerns noting that implementation should wait for completion of housing and facility reviews being conducted by the Housing Centre and Social Planning.

Staff, including, Mr. Whitlock, Nathan Edelson, Senior Planner, Cameron Gray, Director, Housing Centre, Larry Beasley, Director of Current Planning, and Anne Kloppenborg, Social Planner, responded to questions relating to the geographic distribution of Special Needs Residential Facilities in Vancouver, already-established zoning for similar facilities in residential areas throughout the City; timeframes for review of definitions and classifications of special needs facilities, and work being conducted in conjunction with various community groups, including Vancouver Coastal Health.

Council Decision

MOVED by Councillor Green

THAT the application by the Director of Current Planning to amend the Downtown-Eastside/Oppenheimer District (DEOD) Official Development Plan (ODP), with changes as set out in Appendix A to the City Manager's report entitled "Special Needs Residential Facilities in the DEOD" dated July 11, 2005, to allow Special Needs Residential Facilities, be approved.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Louie

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Roberts

SECONDED by Councillor Bass

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 9:10 p.m.

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