



REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND ENVIRONMENT

OCTOBER 20, 2005

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, October 20, 2005, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Anne Roberts, Chair
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

ABSENT: Mayor Larry Campbell (Leave of Absence - Civic Business)

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

CITY CLERK'S OFFICE: Nicole Ludwig, 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 September 22, 2005, were adopted.

INFORMATION

1. Food Policy Progress Report (File 4101)

The Committee had before it an Administrative Report dated October 4, 2005, in which the Director of Social Planning in consultation with the Vancouver Food Policy Council (VFPC) submitted for information the annual report back to City Council on the progress of the Vancouver Food Policy Council, including information on the priority work areas identified by the Food Policy Council, information on concurrent food policy work being undertaken by the Food Policy Staff team in collaboration with the VFPC, other City departments and community partners, and information on future directions for food policy in the City of Vancouver. The General Manager of Community services recommended Council receive the report for information, noting food policy contributes to various City sustainability initiatives.

The Chair recognized the members of the Food Policy Council and members of the community who were involved with the process.

Jeff Brooks, Director of Social Planning, introduced Carol Ranger, Co-Chair of the Food Policy Council, who reviewed the report.

Ms. Ranger highlighted successes of the Food Policy Council, defined food charters, noting such charters are a powerful community development tool and are often catalysts to develop solutions to problems.

MOVED by Councillor Louis
THAT the Committee recommend to Council

THAT Council receive the information contained in the Administrative Report dated October 4, 2005, entitled "Food Policy Progress Report", as an update on the work of the Vancouver Food Policy Council and Food Policy staff, including information on policy development, program innovations, pilots, partnerships and future directions for food policy within the City of Vancouver.

CARRIED UNANIMOUSLY
(Councillors Louie and Sullivan absent for the report)

2. Advisory Committee on Seniors' Issues - 2005 Annual Report (File 3057-1)

The Committee had before it an Other Report dated September 30, 2005 in which the Advisory Committee on Seniors' Issues submitted its 2005 Annual Report to Council. The City Manager submitted the report for information.

Bruce Chown, Chair of the Advisory Committee on Seniors' Issues, reviewed the report.

MOVED by Councillor Woodsworth
THAT the Committee recommend to Council

THAT the report dated September 30, 2005, entitled "Advisory Committee on Seniors' Issues - 2005 Annual Report", be received for information.

CARRIED UNANIMOUSLY
(Councillors Louie and Sullivan absent for the vote)

3. Work Plan of Advisory Committee on Disability Issues - 2005 (File 3053-1)

The Committee had before it an Other Report dated October 4, 2005 in which the Advisory Committee on Disability Issues provided Council with a report on its 2005 work plan. The City Manager submitted the report for information.

MOVED by Councillor Louis
THAT the Committee recommend to Council

THAT the report dated October 4, 2005, entitled "Work Plan of Advisory Committee on Disability Issues - 2005", be received for information.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

RECOMMENDATION

4. 6216 Knight Street - Warning to Prospective Purchasers (File 2701-1)

The Committee had before it an Administrative Report dated September 20, 2005, in which the City Building Inspector sought Council approval to file a 336D Notice against the title to 6216 Knight Street to warn prospective purchasers of By-law violations.

Peter Sweeney, Manager of Building Inspection, reviewed the report.

MOVED by Councillor Stevenson
THAT the Committee recommend to Council

THAT the City Clerk be directed to file a 336D Notice against the title to the property at 6216 Knight Street, Lot 7, Block 4, District Lot 731 W Hlf, Plan 8333, PID 010-139-362 in order to warn prospective purchasers that this building has been used as an illegal marijuana grow operation on two occasions and there are contraventions of the Vancouver Building and Electrical By-laws related to this unapproved use.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

5. Xtract System Update, Bylaw Amendments and Civilian Position Reclassification (File 113)

The Committee had before it an Administrative Report dated September 28, 2005, in which the Chief Constable in consultation with the Chief License Inspector provided an update on the Xtract system and recommended amendments to the Secondhand Dealers and Pawnbrokers By-law No. 2807. The Chief Constable and the General Manager of Community Services recommended approval.

Sergeant Doug Fisher, Anti-Fencing - Vancouver Police Department, along with Guy Gusdal, License Coordinator, responded to questions regarding competition to the Xtract System, freedom of information and protection of privacy issues, the role of the Privacy

Commissioner, why race is included in collected information, and the accuracy of information obtained from secondhand dealers.

The following delegations spoke in general opposition to the report:

Micheal Vonn, BCCLA
Barry Gilpin, Cheapskates
Michael Isman, British Columbia Pawnbrokers Association

Their comments included:

- examples of case law from other jurisdictions;
- requested Council undertake more consultation before proceeding;
- surprised at statement on privacy issues;
- not all secondhand items are stolen, and not all those selling such items are criminals;
- it is not the retail industry's obligation to collect this kind of data for the police;
- concerns about identity theft due to the collection of this information;
- race should not be included in data collection;
- data is already collected and does not need to be duplicated;
- if the recommendations are approved, secondhand retailers will have to send 120,000 emails annually to the police under this report; this is a make-work project for pawnbrokers and secondhand retailers;
- this policy will drive pawnbrokers out of business;
- the Vancouver Police Department Anti-Fencing team is understaffed and is trying to solve the problem by shrinking secondhand trade in the City; and,
- collecting information already acts as a deterrent to people who might be selling stolen goods.

MOVED by Councillor Bass

THAT the Committee recommend to Council

THAT this item be postponed pending comments from the Privacy Commissioner on the Administrative Report dated September 28, 2005, entitled "Xtract System Update, Bylaw Amendments and Civilian Position Reclassification".

CARRIED UNANIMOUSLY

Council requested an assessment of costs and benefits from the point of view of secondhand retailers be included in the report.

**6. Whitecaps Stadium Initial Review (601 Canada Place): Cost Recovery Program
(File 8109)**

The Committee had before it a Policy Report dated September 20, 2005, in which the Director of Current Planning sought Council's endorsement for the terms of reference for the overall Initial Review, the Review to be cost recovered from the proponent and the Terms of Reference for a consultant to undertake part of the Review. The General Manager of Community Services recommended approval.

Larry Beasley, Director of Current Planning, reviewed the report and gave an overview of the issues surrounding the location and development of the stadium, indicating the public process is starting now because there has not yet been a project for staff to deal with and it would be prudent to take the time to assess and allow citizens to be involved in the process. Mr. Beasley also distributed a revised Appendix A to the report (*on file*).

Kevin McNaney, Current Planning, reviewed the terms of reference, gave an overview of timelines and indicated the second part of the process will be extensive public consultation.

Messrs. Beasley and McNaney responded to questions regarding:

- use of the stadium for the public and non-soccer events;
- public benefits;
- suggestions of additions to the Terms of Reference;
- application of DCLs and CACs ;
- possibility other sites are being considered and the amount of land in question;
- role of City staff in neighbourhood outreach and community consultation timeframes; and
- direction given by staff to the developer.

In response to questions and suggestions, Messrs. Beasley and McNaney put forth recommendations for changes and additions to the Terms of Reference.

The following delegations spoke in general opposition to the proposed stadium:

Jean Swanson, Carnegie Community Action Project (*brief submitted - on file*)
Muggs Sigurgjerson, Carnegie Community Centre
Ian Armitage
Chris Slater, Anti-Poverty Committee
Ann Livingston

Their comments included:

- low-income individuals are constantly ignored in Vancouver, resulting in serious health consequences;
- would like the City to hold public meetings; Carnegie Community Centre would like to host an informative open house;
- the process to date was weighted in one direction;

- concerned with space and encroachment;
- support a review of the stadium plan;
- it is not attractive to live near these types of facilities;
- residents are not being listened to; and,
- the stadium should not be built on a waterfront.

The following delegations spoke in general favour of the proposed study:

Jon Stovell, Gastown Business Improvement Society
Stephanie Smith, DERA
Kim Kerr, DERA
Anna Sen
Kat Ringwood

Their comments included:

- encouraged Council to study the stadium experience in Vancouver and other cities;
- the Gastown Business Improvement Society and the Downtown Eastside would like to participate in the selection of a consultant;
- the initial review is necessary to ensure people are not taken advantage of and do determine impact on the entire area;
- urged Council to be cautious, prudent and thorough;
- concerns about the public consultation to date;
- there has been a skewed process in terms of advertising;
- the community received no notification; and,
- the proposal is too vague.

The following delegations spoke in favour of the proposed stadium:

Audrey Laferriere
Keith Ryan, BC Soccer Association
Eli Gershkovitch, Steamworks
Peter Nolan, Bladerunners
Charles Gauthier, Downtown Vancouver Business Improvement Association (DVBIA)
Rick Antonson, President/CEO Tourism Vancouver
Rachel Lewis, Whitecaps (*brief submitted - on file*)
Robert Fung, The Salient Group

Their comments included:

- the possibility of putting social housing on the east and west ends of the proposed stadium;
- impressed with level of consultation so far;
- Bladerunners and the DVBIA support the proposal;
- the proposal is an adaptive use of industrial lands, an economic generator and transit-friendly;

- the stadium will bring one part of town together with another; and,
- the Whitecaps will continue to work with staff to move the consultation process and the project forward.

MOVED by Councillor Louis

THAT the Committee recommend to Council

- A. THAT City Council endorse undertaking a high-level Initial Review of the Whitecaps proposal to locate a stadium over the CP rail tracks, east of Granville Square, generally in accordance with the Whitecaps Stadium - Initial Review Terms of Reference in Appendix A of the Policy Report dated September 20, 2005, entitled "Whitecaps Stadium Initial Review (601 Canada Place): Cost-Recovery Program" and as amended by staff at the Standing Committee on Planning and Environment meeting on October 20, 2005.
- B. THAT a cost-recovered budget of \$164,750 contained in Appendix B of the Policy Report dated September 20, 2005, entitled "Whitecaps Stadium Initial Review (601 Canada Place): Cost-Recovery Program", be approved to undertake this work; and

FURTHER THAT, consistent with City cost recovery policy, Council accept a contribution from the Whitecaps organization to fully cover these costs and to be paid at the outset of the Initial Review, regardless of the findings.

- C. THAT Council endorse engaging a consultant team to undertake a portion of the Initial Review, generally in accordance with the Consultant Terms of Reference in Appendix C of the Policy Report dated September 20, 2005, entitled "Whitecaps Stadium Initial Review (601 Canada Place): Cost-Recovery Program", up to a maximum cost of \$100,000 with the source being the cost recovery funds described in Recommendation B of the aforementioned report, subject to staff reporting back for Council's endorsement of the consultant selection.
- D. THAT the Whitecaps Stadium Initial Review Terms of Reference be amended as follows:
 - B6 and 7: include the noise and view impact on low income Downtown Eastside residents and let residents advise if it is reasonable.
 - C: Include transportation impact on vulnerable Downtown Eastside pedestrians and residents.
 - E2: Include economic impact on low income residents in the Downtown Eastside including housing and rent prices.
 - E3: Are the job creation opportunities going to be sustainable as well as significant? Will there be guarantees that low income Downtown Eastside residents will be able to use the stadium?

- F2: Assess impacts on environment, ecology and users of CRAB Park, and the human load on intended park design and uses (will local users get pushed out by event fans?).
 - G1: Add: "With emphasis on inclusivity of access for local low income Downtown Eastside residents".
 - H: Examine the social impact on low income Downtown Eastside residents (for example, will soccer fans who have been drinking alcohol in local establishments respect the low income homeless, mentally ill and addicted people in the Downtown Eastside? Will local businesses catering to stadium customers put on more pressure to push out local residents and their services, and to limit panhandling?).
 - I: Examine the impact of the stadium on the Downtown Eastside Housing Plan.
 - J: Examine the impact of the stadium on gentrification and room rental rates.
- E. THAT the Whitecaps Stadium Initial Review Terms of Reference be further amended as follows:
- To B8, add the phrase "and benefits" following the word "impacts";
 - To C2, add the phrase "and adjacent neighbourhoods, including the Downtown Eastside, Grandview-Woodlands and Chinatown" following the word "radius)";
 - To E3, add the phrase: "and other economic opportunities" following the word "opportunities";
 - Add a bullet numbered F2 that reads: "Could the proposed stadium add or take away from the green space in the area?"
 - To G1, add the phrase "for adjacent communities" following the word "project."
- F. THAT alternative uses for the rail yards be considered as part of reporting back on the Initial Review; and,
- FURTHER THAT an additional \$5,000 be provided by the developer for this component of the work.
- G. THAT community representatives be included in the consultant selection review process, the review of graphics materials and in the ongoing unfolding of the study process, in a way to the satisfaction of the City Manager.

AMENDMENT MOVED by Councillor Cadman

THAT the phrase "an additional \$5,000 be provided by the developer" be struck from the second paragraph of F and replaced with "\$5,000 of City funding be allocated from the Contingency Reserve".

CARRIED
(Councillor Louis opposed)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY

The Committee adjourned at 6:10 p.m.

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

OCTOBER 20, 2005

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, October 20, 2005, at 6:10 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: Deputy Mayor Ellen Woodsworth
*Councillor Fred Bass
*Councillor David Cadman
Councillor Jim Green
Councillor Peter Ladner
*Councillor Raymond Louie
Councillor Tim Louis
Councillor Tim Stevenson
Councillor Sam Sullivan

ABSENT: Mayor Larry Campbell (Leave of Absence - Civic Business)
Councillor Anne Roberts

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

CITY CLERK'S OFFICE: Nicole Ludwig, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
SECONDED by Councillor Cadman

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

CARRIED UNANIMOUSLY
(Councillors Bass, Cadman, and Louie absent for the vote)

UNFINISHED BUSINESS

1. Single Room Accommodation Permit for 514 Homer Street (the Victorian Hotel) (File 4657)

Following the Standing Committee on City Services and Budgets meeting on October 20, 2005, Vancouver City Council postponed discussion and decision on this item to the Council meeting immediately following the Standing Committee on Planning and Environment meeting on October 20, 2005.

Accordingly, Council had the following documents before it:

- (a) Letter dated June 6, 2005, from the owners of the Victorian Hotel (*Limited Distribution*);
- (b) Regular Council Meeting Extract - February 1, 2005;
- (c) Administrative Report dated January 6, 2005; and
- (d) Standing Committee on City Services and Budgets meeting extract - October 20, 2005

MOVED by Councillor Green

THAT Council approve an Single-Room Accommodation (SRA) permit for 514 Homer Street (The Victorian Hotel) to demolish 9 SRA-designated rooms and convert the remaining 47 SRA-designated rooms to tourist accommodation subject to the condition that prior to the issuance of the permit, the owner:

- i. obtains all necessary City Permits required for the alterations carried out without permits in the above building, and that the alterations be inspected and approved for occupancy by the Chief Building Official;
- ii. submits to the City a payment in the amount of \$45,000 (\$5,000 for each of the nine SRA rooms demolished without permit) to be deposited into the reserve fund earmarked for the provision of replacement accommodation; and
- iii. enters into a 219 Covenant with the City requiring the Homer and Pender facades to be rehabilitated in phases and to be completed within three years on terms and conditions to the satisfaction of the Director of Legal Services and the Director of Planning.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Report of Standing Committee on Planning and Environment October 20, 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. Food Policy Progress Report
2. Advisory Committee on Seniors' Issues - 2005 Annual Report
3. Work Plan of Advisory Committee on Disability Issues - 2005
4. 6216 Knight Street - Warning to Prospective Purchasers
5. Xtract System Update, Bylaw Amendments and Civilian Position Reclassification
6. Whitecaps Stadium Initial Review (601 Canada Place): Cost Recovery Program

Items 1 to 6

MOVED by Councillor Cadman

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of October 20, 2005, as contained in items 1 to 6, be approved.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Louie

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

CARRIED UNANIMOUSLY

The Council adjourned at 6:26 p.m.

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