



**REPORT TO COUNCIL**  
**STANDING COMMITTEE OF COUNCIL**  
**ON PLANNING AND ENVIRONMENT**

**JANUARY 19, 2006**

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, January 19, 2006, at 2:45 p.m., in the Council Chamber, Third Floor, City Hall.

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

**CITY MANAGER'S OFFICE:** Judy Rogers, 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 December 15, 2005, were adopted as amended at the Regular Council Meeting on January 17, 2006.

**RECOMMENDATION**

- 1. 608 West Pender Street (515 Seymour Street) - Clarence Hotel Ltd., Liquor Primary Liquor License Application for an Increase in Patron Capacity (File 11-4600-50)**

The Committee had before it an Administrative Report dated January 3, 2006, in which the Chief License Inspector, sought, on behalf of Clarence Hotel Ltd., a Council resolution endorsing their application for an increase in patron capacity to their existing Liquor Primary liquor license from 120 seats to 150 seats via the conversion of 30 seats from the existing Food Primary liquor license at the Clarence Hotel located at 608 West Pender Street (515 Seymour Street).

MOVED by Councillor Louie  
THAT the Committee recommend to Council

THAT Council, having considered the opinions of area residents and business operators notified by an on-site sign and flyers, the proximity of residential developments, noise impacts and relevant city policy as outlined in the Administrative Report dated January 3, 2006, entitled "608 West Pender Street (515 Seymour Street) - Clarence Hotel Ltd., Liquor Primary Liquor License Application for an Increase in Patron Capacity", endorse the request by Clarence Hotel Ltd. for an increase in patron capacity for the Liquor Primary Liquor License (License #001748) from 120 seats to 150 seats at The Clarence Hotel, 608 West Pender Street (515 Seymour Street), subject to:

- i. Adhering to clean air practices;
- ii. Signing a Good Neighbour Agreement with the City; and
- iii. A Time-limited Development Permit.

CARRIED UNANIMOUSLY  
(Councillor Cadman absent for the vote)

**2. 2936 West 4<sup>th</sup> Avenue - Report Back on Heritage Retention Through Transfer of Density (File 11-2800-01)**

The Committee had before it an Administrative Report dated January 5, 2006, in which the Director of Current Planning presented Council with staff conclusions on using transfer of density to retain the building at 2936 West 4<sup>th</sup> Avenue.

Gerry McGeough, Senior Heritage Planner, reviewed the report, and noted potential alternatives to the recommendation contained in the report. Mr. McGeough, along with Larry Beasley, Director of Current Planning, responded to questions regarding

- public process and consultation;
- impact on the neighbourhood of keeping density on site;
- use of density transfer as compensation;
- the possibility of transferring the building to another site;
- if there is a registry for receiver sites; and
- legal and financial risks.

Messrs. Beasley and McGeough also indicated the developer had been very patient and helpful with the process thus far.

The following delegations noted some concerns with the proposal:

- Leo Cooper
- Marcus Kennedy

Their comments included:

- heritage fits with other issues that concern the City;
- requested the design be sent back to drawing board and include heritage, affordable housing and sustainability in the redevelopment;
- concerned about proposed height of the building; and,
- suggested the City maintain a list of donor sites available to save heritage buildings, noting people might be interested if they knew about this possibility.

Kal Bachra, Orca Bay Developments, explained the process to date, indicated he would not have bought the site if he knew it there would be heritage issues, noted he was willing to cooperate fully in the process and wished to move the process along.

MOVED by Councillor Cadman  
THAT the Committee recommend to Council

THAT Council advise the Director of Planning to proceed with the processing of Development Application DE409471 for 2936 West 4<sup>th</sup> Avenue.

CARRIED UNANIMOUSLY

**3. Proposed Amendment to Subdivision By-law No. 5208 - Reclassification of the Properties at 3111, 3137, 3161 and 3187 West 43<sup>rd</sup> Avenue (File 11-3400-04)**

The Committee had before it an Administrative Report dated December 13, 2005, in which the Subdivision Approving Officer addressed a proposal to reclassify the properties at 3111, 3137, 3161 and 3187 West 43<sup>rd</sup> Avenue (Lots 45, 46, 47 and 48) From Category D to Category A for the purpose of subdivision in accordance with the minimum parcel size requirements of Schedule A, Table 1, of the Subdivision By-law.

Rick Scobie, Subdivision Approving Officer, explained the process for subdivision amendment, reviewed the report, and responded to questions regarding:

- demolition of existing homes prior to subdivision;
- concerns regarding lanes, parking and safety;
- provincial legislation and the role of the Subdivision Approving Officer;
- public consultation; and,
- why this issue is being addressed separately from other rezonings in the area.

The following delegations spoke in support of the recommendations in the report:

- Mark Holman
- Bill Vance

Their comments included:

- the lane is a separate issue;
- subdivision should be permitted as it will result in smaller homes that would fit in the neighbourhood and eventually lead to a more pristine, uniform block; and,
- subdivision will help with the high cost of housing.

Dick Hibbard noted concerns with the proposal, including:

- this issue and the rezoning of Crofton House School should be dealt with together;
- lanes are needed between 42<sup>nd</sup> Street and 43<sup>rd</sup> Street; and,
- Balaclava Street is too complicated and narrow - parking is a problem, particularly when people are dropping their children off at school.

MOVED by Councillor Deal

THAT the Committee recommend to Council

- A. THAT Council approve the application to reclassify the properties at 3111, 3137, 3161 and 3187 West 43<sup>rd</sup> Avenue from Category D to Category A of Schedule A, Table 1, of Subdivision By-law No. 5208.
- B. THAT the Director of Legal Services be instructed to prepare the necessary by-law to amend the Subdivision By-law implementing the required changes.

CARRIED UNANIMOUSLY

Staff agreed to provide a memorandum regarding Engineering's process for community involvement.

#### 4. Vancouver City Planning Commission (VCPC) Funding (File 05-5000-10)

At the Regular Council meeting on January 17, 2006, when considering the Administrative Report dated December 6, 2005, entitled "2006 Advance Grant Instalments - Major Exhibiting Institutions & City Planning Commission", Vancouver City Council postponed consideration of the following motion by Councillor Ladner to the Standing Committee on Planning and Environment meeting on January 19, 2006, so representatives from the Vancouver City Planning Commission (VCPC) could speak to Council:

THAT monthly instalments, based on 2005 funding levels, be made to the Vancouver Planning Commission at an amount sufficient to cover the manager's costs only, not programming costs. Source of funds is the "Other" Grants budget.

*Note from Meeting Coordinator: Appointment of incumbents to the VCPC was dealt with at the Regular Council meeting on January 17, 2006.*

Marta Farevaag, Vice-Chair of the VCPC, spoke in favour of the motion, noting:

- the VCPC supports Council initiative to review the advisory process;
- VCPC is concerned with its quorum;
- explained funding and mandate of VCPC; and,
- overview of recent VCPC activities.

Ms. Farevaag responded to questions regarding the role of VCPC staff, partnerships with outside organizations, whether a lack of funding will interfere with any upcoming events, and the kind of planning the VCPC does for the City.

The City Manager responded to questions regarding the amount of money that would be lost without interim funding.

Councillor Ladner requested Council permission to withdraw his previous motion. Council agreed.

MOVED by Councillor Ladner  
THAT the Committee recommend to Council

THAT monthly instalments, based on 2005 funding levels, be made to the following organization beginning January 2006, in advance of consideration of this organization's individual 2006 Operating Grant requests:

|                               |         |
|-------------------------------|---------|
| Vancouver Planning Commission | \$9,350 |
|-------------------------------|---------|

CARRIED UNANIMOUSLY

The Committee adjourned at 4:57p.m.

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## CITY OF VANCOUVER

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

JANUARY 19, 2006

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, January 19, 2006, at 4:57 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 David Cadman
- Councillor Kim Capri
- Councillor George Chow
- Councillor Heather Deal
- \*Councillor Peter Ladner
- Councillor B.C. Lee
- Councillor Raymond Louie
- Councillor Tim Stevenson

**CITY MANAGER'S OFFICE:** Judy Rogers, City Manager

**CITY CLERK'S OFFICE:** Nicole Ludwig, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Councillor Ball  
SECONDED by Councillor Anton

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

CARRIED UNANIMOUSLY

## ADMINISTRATIVE REPORTS

1. **Southeast False Creek and Olympic Village - Interim Site Servicing Budget and Award of Contract for Cofferdam Construction, Maintenance and Deconstruction**  
(File 11-3600-03)

MOVED by Councillor Louie

- A. THAT Council approve an interim budget of \$1,000,000 for site servicing costs for the Olympic Village in advance of a staff report of the detailed budget for all site servicing; source of funding to be the Property Endowment Fund: Southeast False Creek Development; and,

FURTHER THAT the City Manager be authorized to approve expenditures from this allocation of up to an individual maximum of \$300,000.

- B. THAT, subject to the conditions set out in Recommendations C, D and E, below, the City Manager be authorized to enter into a contract with Ruskin Construction Ltd. for the construction, maintenance and deconstruction of a cofferdam at the inlet on the Olympic Village site, at an estimated cost of \$1,034,000.00 plus GST, with the funding to be provided by the Property Endowment Fund: Southeast False Creek Development.
- C. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement Recommendation B, above.
- D. THAT all such legal documents be on terms and conditions satisfactory to the City Manager and the Director of Legal Services.
- E. THAT no legal rights or obligations will be created or arise by Council's adoption of Recommendations B, C and D, above, unless and until such legal documents are executed and delivered by the Director of Legal Services.

CARRIED UNANIMOUSLY

## COMMITTEE REPORTS

### Report of Standing Committee on Planning and Environment January 19, 2006

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

1. 608 West Pender Street (515 Seymour Street) - Clarence Hotel Ltd., Liquor Primary Liquor License Application for an Increase in Patron Capacity
2. 2936 West 4<sup>th</sup> Avenue - Report Back on Heritage Retention Through Transfer of Density
3. Proposed Amendment to Subdivision By-law No. 5208 - Reclassification of the Properties at 3111, 3137, 3161 and 3187 West 43<sup>rd</sup> Avenue
4. Vancouver City Planning Commission (VCPC) Funding (

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 January 19, 2006, as contained in items 1 to 3, be approved.

CARRIED UNANIMOUSLY

Item 4

4. Vancouver City Planning Commission (VCPC) Funding

MOVED by Councillor Cadman

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of January 19, 2006, as contained in item 4, be approved.

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Lee

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 Deal

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

CARRIED UNANIMOUSLY

**MOTIONS**

**A. Administrative Motions**

None.

**B. Motions on Notice**

**1. FCM Travel Expenses - Councillor Tim Stevenson (File 01-1500-10)**

Vancouver City Council, at its meeting on January 17, 2006, postponed consideration of the following motion to the Council Meeting immediately following the Standing Committee on Planning and Environment meeting on January 19, 2006.

MOVED by Councillor Ladner  
SECONDED by Councillor Ball

WHEREAS:

At the Inaugural Meeting of City Council held December 5, 2005, Council approved the appointment of Councillor Tim Stevenson as Alternate to the FCM Board of Directors for the current Council term 2005 - 2008.

THEREFORE BE IT RESOLVED

THAT all travel expenses incurred by Councillor Tim Stevenson for his attendance at all future meetings of the FCM Board of Directors be authorized for as long as he retains this appointment.

AMENDMENT MOVED by Councillor Louie

THAT the words "Councillor Suzanne Anton and" be added following the word "by."

CARRIED UNANIMOUSLY

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

2. **Parking Stall Tax (File 05-4200-17)**

MOVER: Councillor Louie

SECONDER: Councillor Stevenson

The following Motion was submitted by Councillor Louie at the Regular Council meeting on January 17, 2006. Mayor Sullivan called Notice under Section 5.4(c) of the Procedure By-law.

WHEREAS:

1. Some businesses are seeking a reduction or elimination of the Translink parking stall tax.
2. This tax is designed to fund crucial transportation infrastructure investments across the region without posing a further burden to property taxpayers or transit riders.
3. The tax would produce greater equity for Vancouver businesses, which already pay a sales tax on parking, with their suburban competitors, which paid no tax;

THEREFORE BE IT RESOLVED that this council reiterate its support for Translink's current three-year investment program and the financial measures, including the stall tax, which fund it.

not put

POSTPONEMENT MOVED by Councillor Ball

THAT this item be postponed to the regular Council meeting on January 31, 2006, in order for the new Councillors, particularly those who are TransLink Directors, to acquire additional information on TransLink, and for Council to hear from TransLink about the parking stall tax.

CARRIED UNANIMOUSLY

**ENQUIRIES AND OTHER MATTERS**

1. **Procedure By-law**

Councillor Louie requested a memorandum from the City Clerk regarding the Procedure By-law, specifically requesting information on when it is possible to move a motion of reconsideration, related to an In Camera matter earlier this day. The Mayor noted a memo may not be necessary.

MOVED by Mayor Sullivan  
SECONDED by Councillor Anton

THAT this meeting of Vancouver City Council be adjourned.

LOST (Tie vote)  
(Councillors Cadman, Chow, Deal, Louie and Stevenson opposed)  
(Councillor Ladner absent for the vote)

Following further discussion, Council agreed to request a memorandum from the City Clerk regarding the Procedure By-law.

The Council adjourned at 5:20 p.m.

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