

These minutes will be adopted at the Regular Council meeting on April 4, 2006.



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

MARCH 7, 2006

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 7, 2006, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Southeast False Creek Official Development Plan.

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: Brent MacGregor, Deputy City Manager

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner
SECONDED by Councillor Stevenson

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair, to consider proposed amendments to the Southeast False Creek Official Development Plan.

CARRIED UNANIMOUSLY

Councillor Cadman rose on a point of order and noted that Councillors Ball and Lee had expressed opinions to the Tyee online newspaper on February 27, 2006 regarding this Public Hearing and requested they recuse themselves from further participation in the meeting.

Mayor Sullivan ruled it is up to each individual Councillor to determine if they have an open mind on the matter before Council, as required.

Councillors Ball and Lee each declared that they have an open mind and are open to being persuaded by the members of the public who will make delegations.

1. Text Amendment: Southeast False Creek ODP

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

Summary: To amend the South East False Creek Official Development Plan to:

- reduce the minimum affordable housing requirement from 33% to 20% across the entire site, but maintain the objective of continuing to aim for 33% affordable housing units.
- remove the requirement to have modest market housing in sub-area 2A, while retaining the 33% requirement in sub-areas 1A and 3A.
- reduce the required minimum number of licensed childcare facilities from five to three, but maintain the objective of five as a target to strive for over time.

The Director of Current Planning recommended approval.

Staff Comments

Larry Beasley, Director of Current Planning, provided an overview of the application and with Rob Whitlock, Senior Housing Officer, and Trish French, Assistant Director, Central Area Planning, responded to questions on the following matters:

- estimated savings to the Property Endowment Fund (PEF) that would result by amending the ODP;
- bonussing incentives to increase childcare have worked well in the past;
- the expected timeframe for development of the entire site is 15 to 20 years;
- percentages of affordable housing in other areas of the city;
- affordable housing sites awaiting senior level funding;
- clarification on income earning categories.

Summary of Correspondence

Council was advised of one email in support and five emails in opposition to the application and three emails expressing concerns about other aspects of the SEFC development.

Speakers

Mayor Sullivan called for speakers for and against the application.

The following spoke in opposition to the application and offered additional comments and suggestions:

Maria Dobrinskaya, Constituency Assistant to Gregor Robertson, MLA,
Vancouver-Fairview
Libby Davies, MP, Vancouver East
Linda Mix, Vancouver City Planning Commission
Loretta Woodcock, Commissioner, Vancouver Park Board
Paul Faoro, President, CUPE 15
Ann McDonell

Dr. Tom Perry
Merv Therriault
John Irwin, SEFC Stewardship Group and Society Promoting Environmentally
Conservation (SPEC)
Rev. Philip Cable, First United Church
Penny Goldsmith, Ahavat Olam Synagogue
Sister Elizabeth Kelliher, S.A., Franciscan Sisters of the Atonement and
Chairperson of the Board, Downtown Eastside Residents Association (DERA)
Anne Roberts
Kari Hewett (brief filed)
Susan Du Moulin
Leslie Stern, Lower Mainland Network for Affordable Housing
Graham Salvail
Charles Montgomery
Kim Kerr, Executive Director, DERA
Joe Thompson
Gareth Duncan
Paul Houle
Valerie Levitt

Comments made by the foregoing speakers included:

- the lengthy public process needs to be respected; approving the amendments would undermine the pride and ownership citizens took in the SEFC ODP process.
- concern was expressed that there has not been enough public involvement regarding the ODP amendments; a Public Hearing that lasts a few hours is not representative enough to make changes to the ODP;
- the Vancouver - Fairview Constituency Office receives complaints every day regarding homelessness and the lack of affordable housing; affordable housing objectives must be prioritized;
- the amendments undermine the original vision of a housing mix that creates social inclusion and cohesion and prevents marginalization; Council was urged to show leadership and commitment to creating an inclusive city for low and moderate income residents;
- there is federal housing funding available and the City needs to lobby for it; the City should work toward acquiring the funding to make the ODP a reality;
- the City should use the Olympics as a way to get senior funding;
- given the housing crisis in the City, it would be a travesty to give up low and moderate income housing;
- Council was urged to look at alternative ways to create affordable housing such as fast tracking developers with no fees;
- development proponents for the Olympic Village and future development should be required to include strategies to achieve modest market housing in their proposals;
- the City should challenge the development community to bring forward innovative ideas that will leave a sustainable legacy and balanced and mixed income community;
- developers now realize the benefits and value of building to green and clean standards;
- there is an appetite for a full public consultation on uses of the PEF;
- there are long waiting lists for childcare in the city; concern was expressed regarding the potential loss of 138 spaces of childcare when there is already a childcare crisis;

- decreasing the childcare requirement decreases the ability of families to flourish in SEFC; part of the original vision was to create family housing close to downtown; keep with the spirit of family housing;
- reducing affordable and modest market housing and childcare breaches the spirit in which the City's mission statement was created;
- the majority of City employees will not be able to afford to live in Southeast False Creek;
- Council is building an elitist city; a legacy should be left that all people in the city will benefit from, not just a select few;
- a 1/3 housing mix creates healthy people and communities;
- the amendments affect those that are the most vulnerable;
- cooperative housing contributes to safe, healthy communities and works well in other parts of the city such as the south shore of False Creek; cooperative housing is an affordable, practical, socially and economically sustainable community housing option;
- the highway needs to be expanded because people, especially families, cannot afford to live in Vancouver;
- suggestion was made to go ahead with what is proposed for sub-area 2A because it is time sensitive due to the Olympics, but to reserve decision on the other sub-areas;
- holding on to the PEF while not addressing poverty and homelessness will undermine prosperity in the long run;
- promote inclusiveness; there is already a lack of affordable housing for students, youth, singles, the elderly, and people with disabilities;
- childcare is essential; the needs of children, women and families should be a requirement, not just aimed for;
- how can the City afford to host the Olympics and not be able to house its citizens?
- the requirement for affordable housing should be retained because the \$24 million PEF savings would not purchase a comparable amount of land for affordable housing in other areas of the city;
- suggestion was made to include business areas in SEFC so people can work where they live.

Richard Campbell, BEST, urged Council to take this opportunity to find away to make Columbia and Ontario Streets car-free and that eliminating or reducing car access in SEFC would result in increased land which can be used to increase the return on investment and provide more funding for social or mixed housing.

Al Poettcker spoke in support of the amendments noting the PEF is an important asset to the City that has been created over a long period of time and must be left intact for future generations. Mr. Poettcker added that he is in support of affordable housing but that spending the PEF capital is not the right approach.

During the hearing of the foregoing speakers staff responded to questions raised by Council on the following matters:

- delays in receiving senior level government funding for already sites designated for affordable housing;
- affordable housing in other areas of the city such as City Gate, the north shore of False Creek, Bayshore, Coal Harbour, and Champlain Heights;
- using the PEF to purchase affordable housing sites in the City;

- through Real Estate Services the City is always looking for affordable housing sites in order to keep a good inventory.

Council Decision

MOVED by Councillor Ladner

- A. THAT the South East False Creek Official Development Plan be amended to:
- reduce the minimum affordable housing requirement from 33% to 20% across the entire site, but maintain the objective of continuing to aim for 33% affordable housing units.
 - remove the requirement to have modest market housing in sub-area 2A, while retaining the 33% requirement in sub-areas 1A and 3A.
 - reduce the required minimum number of licensed childcare facilities from five to three, but maintain the objective of five as a target to strive for over time.
- B. THAT the application of the Director of Current Planning to amend the Southeast False Creek Official Development Plan By-law No. 9073 generally in accordance with Appendix A of the Policy Report dated January 26, 2006 entitled "SEFC ODP Amendments Relating to Housing Mix and Childcare Facilities", be approved.

carried

AMENDMENT MOVED by Councillor Louie

THAT Recommendation A be amended by replacing the first bullet with the following:

- reduce the affordable housing requirement in sub-area 2A to a minimum of 250 units of Olympic legacy affordable housing, while retaining the 33% requirement in sub-areas 1A and 3A.

LOST

(Councillors Anton, Ball, Capri, Ladner, Lee and the Mayor opposed)

AMENDMENT MOVED by Councillor Louie

THAT Recommendation A be amended by replacing the third bullet with the following:

- require a minimum of three childcare facilities on the Southeast False Creek City lands and one on the Southeast False Creek private lands, and that alternative funding sources be pursued with an objective of achieving five facilities.

LOST

(Councillors Anton, Ball, Capri, Ladner, Lee and the Mayor opposed)

The amendments having LOST, Councillor Ladner's motion was put and CARRIED with Councillors Cadman, Chow, Deal, Louie and Stevenson opposed.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Capri
SECONDED by Councillor Ball

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 on Wednesday, March 8, 2006 at 1:30 a.m.

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