

(These Minutes to be adopted at the Regular Council meeting on May 30, 2006)



REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND ENVIRONMENT

MAY 4, 2006

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, May 4, 2006, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

- PRESENT:** Councillor Suzanne Anton, Chair
*Mayor Sam Sullivan
Councillor Elizabeth Ball
Councillor Kim Capri, Vice-Chair
Councillor George Chow
Councillor Heather Deal
Councillor Peter Ladner
Councillor B.C. Lee
*Councillor Raymond Louie
- ABSENT:** Councillor David Cadman (Leave of Absence)
Councillor Tim Stevenson (Leave of Absence - Civic Business)
- CITY MANAGER'S OFFICE:** Jacquie Forbes-Roberts, General Manager of Community Services
- CITY CLERK'S OFFICE:** Pat Boomhower, 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 March 2, 2006, were adopted.

RECOMMENDATION

1. **Vancouver Heritage Foundation 2005 Annual Report (VanRIMS No. 08-3000-11)**

The Committee had before it an Administrative Report dated April 19, 2006, in which the Vancouver Heritage Foundation (VHF) submitted their 2005 annual report for Council approval and recommended authorization of payment to the VHF for their 2006 operating funds.

The City Manager recommended approval of the annual report and noted the VHF continues to successfully complete their business objectives and build its Endowment Fund.

Diane Switzer, Executive Director, Vancouver Heritage Foundation, reviewed the report and responded to questions regarding the Vancouver Heritage Foundation's priorities, Endowment Fund, heritage register, and operating funds.

MOVED by Councillor Ball
THAT the Committee recommend to Council

THAT Council approve the 2005 Annual Report of the Vancouver Heritage Foundation, attached as Appendix A to the Administrative Report dated April 21, 2006, entitled "Vancouver Heritage Foundation 2005 Annual Report"; and authorize payment of \$104,000 for the second year of the three-year operating agreement. Funding is included in the 2006 Operating Budget.

CARRIED UNANIMOUSLY
(Mayor Sullivan and Councillor Louie absent for the vote)

CONSIDERATION

2. 961 Denman Street - Private Liquor Store Development Application Number DE409591 (VanRIMS No. 11-3500-10)

The Committee had before it an Administrative Report dated March 28, 2006, in which the Director of Current Planning sought Council's advice on a development application to change the use of a portion of the ground level of an existing two-storey building at 961 Denman Street to provide for a new private Liquor Store (Type 1- Beer and Wine) and put forward for consideration, the option of either favouring or not favouring approval of the application. The General Manager of Community Services submitted the choice of either A and B for consideration.

Bill Boons, Co-Manager, Processing Centre - Development Services, reviewed the report and noted a comprehensive review of the application had been done based on Council's liquor store guidelines. Mr. Boons outlined results of the land use survey and neighbourhood notification regarding the development application.

The following spoke on behalf of the Applicant and in favour of Consideration "B":

Dennis Coates, Mair Jensen Blair Barristers and Solicitors
Bob Ransford, Counter Point Communications Inc. (*material submitted - on file*)
Vern Campbell, Campbell Consulting

The following spoke in support of Consideration "B" and the application:

Beverly Moncrief
Kathy Switzer
Betty Byrne
Terry Cochrane

A summary of their comments follows:

- currently, the pub can sell wine and beer for consumption off-site; estimated 1200 cases of beer a month;
- the application proposes taking the wine and beer off-sales happening at the bar, to about 30 ft. away, on the same premises, where it will be more comfortable for the purchasing public;
- the only issue is with regard to the guidelines related to proximity;
- the business will work with staff on ways to alleviate any concerns;
- the pub's survey canvassed 4500 residents and covered a wider area than the COV survey, and the positive feedback from the Dover Arms' survey far outnumbered negative responses; responses were mapped, where possible, to illustrate nearness to the store;
- there was low turnout at the pub's open houses held on three different days and times for residents;
- neighbours have had the opportunity to view the pub over the 26 years it has been in operation, and the owners have maintained an excellent rapport with the public and regulating bodies and have a reputation for rapid response to concerns;
- noted the absence of concern from the police department, and that the pub has outstanding management with 35 years of experience running restaurants and bars in the city;
- the high school and pub have co-existed for many years; the school's proximity has never been an issue and probably will not be an issue;
- putting in a beer and wine store would improve the area, provide choice and convenience;
- there is nothing like it close to the Nelson/Denman area, some residents have difficulty walking to other areas, and visitors frequently ask where a beer and wine store can be found; and
- the application is not increasing the building; they are just asking to have a door for access.

John Tait spoke in favour of Consideration "A" and opposed to the application, noting concern about additional noise at night and from a proposed can crusher and bottle returns in front of the building where he and many others reside, and that expanding the business does not improve or benefit the community, and the neighbourhood has other liquor outlets available.

Mr. Boons, as well as Bill Kerasiotis, Dover Arms Pub owner, and Mr. Coates, Legal Counsel for the Applicant, responded to questions regarding: guidelines related to distance from a school and community centre, potential changes in the business operation, oversupply and demand, noise, access and number of people expected with respect to a proposed bottle return by the laneway, possible location of a can crushing machine and ways to mitigate noise, the process for determining operational details, probationary period, monitoring and control.

MOVED by Councillor Ladner
THAT the Committee recommend to Council

THAT the Director of Planning be advised that Council would favour approval of Development Application Number DE409591 for a Private Liquor Store (Type 1- Beer and Wine) at 961 Denman Street.

CARRIED
(Councillors Deal and Louie opposed)

RECOMMENDATION

3. Little Mountain Neighbourhood House Redevelopment: Financial Considerations (VanRIMS No. 11-2200-10)

The Committee had before it an Administrative Report dated April 25, 2006, in which the Directors of Social Planning and Facilities Design and Management provided an update on the redevelopment of the Little Mountain Neighbourhood House (LMNH) and sought direction from Council regarding the redevelopment project due to projected significant cost over-runs arising from a constrained site and unprecedented escalation in construction costs being experienced in the City. Staff recommended that Council confirm its commitment to the redevelopment of LMNH within the funding envelope approved by Council in June 2005 and that the neighbourhood house be provided with 12 months to identify funding to allow the project, as proposed, to proceed, and that if a funding shortfall exists at the end of the 12 month period, staff would report back to Council with options for achieving a redevelopment of the neighbourhood house.

The City Manager, in her comments, provided background information in regard to this redevelopment project and noted that while she does not support providing any additional funding to Little Mountain Neighbourhood House, she agrees that the City should remain committed to the project within the approved funding level. The City Manager therefore recommended approval of staff's recommendations.

Vickie Morris, Social Planner, reviewed the report and together with Gret Sutherland, Manager - Facilities Development, Ken Bayne, Director - Financial Planning and Treasury, Clyde Hosein, Director - Facility Design and Management, and Jeff Brooks, Director - Social Planning, responded to questions regarding: funding availability for cost over-runs, previous grant for LEED component, site constraints and challenges affecting costs, priorities and pressures of other projects, parking space requirements, and ways to support this project over the next 12 months.

The following spoke in support of the need for the neighbourhood house redevelopment and confirmation of City support for the project:

Lisa Schwabe, Board Member, LMNH (*brief submitted - on file*)
Ingrid Steenhuisen, President, LMNH Board of Directors
Jen Fahey, Branch Manager - Main Street, Vancity Credit Union
Marty Dolan, Teacher, Sir Charles Tupper Secondary School
Riley Wishart, Kendra Ashton and Sophie Fung, Little Mountain Youth Council and
Sir Charles Tupper Secondary School Students
Joel Bronstein, Executive Director, LMNH (*brief and petition - on file*)

A summary of their comments follows:

- there has been a successful 25 year partnership between the City and LMNH;
- LMNH has played a key role in community development projects and services over the years and is an asset to the City and community, with strong volunteer support;
- many needs have been identified by the community including a bigger neighbourhood house for the next 40 - 50 years; now is the time to proceed;
- accessibility is the greatest need for the new facility in order to assist those with limited mobility and those relying on transit;
- LMNH's theme is "partnership, cooperation, coordination, and inclusion"; it's a place to feel connected, belong and lend a helping hand to empower citizens;
- it is an essential multi-service provider with settlement services, language training, family, children, youth and adult programs, community development and celebrations, and acts as a conduit between Little Mountain residents and the City;
- Vancity has been proactive in the neighbourhood house capital campaign and supports the development of a new facility; LMNH takes care of the community and residents;
- the neighbourhood house needs the space; youth do not have many places where they can go and their programs are limited or bumped, at times, due to lack of space;
- youth activities and possibilities have grown; the LMNH is a vital, positive link for youth to participate in the community;
- compared LMNH's proposed redevelopment and the # 1 Kingsway project with respect to cost increases;
- delay will add to rising costs; and
- LMNH has been working on a variety of ways to raise funds and is confident these efforts will allow the project to proceed, however, funding from the City is critical.

MOVED by Councillor Ball
THAT the Committee recommend to Council

- A. THAT Council confirm its support for a redeveloped Little Mountain Neighbourhood House with the City contribution limited to the current budget allocation of \$4,215,000, including the cost of the land.

- B. THAT staff continue to support the efforts of the Little Mountain Neighbourhood House Association to identify additional funding, estimated at \$2.7 million (April 2006 \$), to complete the project as proposed.
- C. THAT staff report back to Council on the funding arrangements and project alternatives once the Society has identified firm funding sources for the project or in 12 months, whichever comes first.

CARRIED UNANIMOUSLY
(Mayor Sullivan absent for the vote)

The Committee adjourned at 4:00 p.m.

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CITY OF VANCOUVER

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

MAY 4, 2006

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, May 4, 2006, at 4:00 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: Councillor Peter Ladner, Acting Mayor
*Mayor Sam Sullivan
Councillor Suzanne Anton
Councillor Elizabeth Ball
Councillor Kim Capri
Councillor George Chow
Councillor Heather Deal
Councillor B.C. Lee
Councillor Raymond Louie

ABSENT: Councillor David Cadman (Leave of Absence)
Councillor Tim Stevenson (Leave of Absence - Civic Business)

CITY MANAGER'S OFFICE: Jacquie Forbes-Roberts, General Manager of Community Services

CITY CLERK'S OFFICE: Pat Boomhower, Meeting Coordinator

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COMMITTEE OF THE WHOLE

MOVED by Councillor Capri
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY
(Mayor Sullivan absent for the vote)

COMMITTEE REPORTS

Report of Standing Committee on Planning and Environment May 4, 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. Vancouver Heritage Foundation 2005 Annual Report
2. 961 Denman Street - Private Liquor Store - Development Application Number DE409591
3. Little Mountain Neighbourhood House Redevelopment: Financial Considerations

Items 1 -3

MOVED by Councillor Deal

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of May 4, 2006, as contained in items 1 -3, be approved.

CARRIED UNANIMOUSLY
(Mayor Sullivan absent for the vote)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Ball

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY
(Mayor Sullivan absent for the vote)

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Capri
SECONDED by Councillor Chow

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

CARRIED UNANIMOUSLY
(Mayor Sullivan absent for the vote)

MOTIONS

A. Administrative Motions

None.

B. Motions on Notice

1. Patio Structures (Van RIMS No. 08-4000-11)

The following motion was submitted by Councillor Deal at the Regular Council meeting following the Standing Committee on City Services and Budgets meeting on May 4, 2006. Councillor Capri called Notice under section 5.4(c) of the Procedure By-law.

Councillor Deal requested to amend the motion on notice by adding the words "existing non-compliant" after the words "dismantling of", as shown below.

MOVED by Councillor Deal
SECONDED by Councillor Chow

THAT Council direct staff to not require dismantling of *existing non-compliant* patio structures while staff review expanding the Sidewalk Café Program to neighbourhood pubs and hotel/pub lounges.

postponed

POSTPONEMENT MOVED by Councillor Capri
SECONDED by Councillor Lee

THAT the motion be postponed pending the staff report back in six weeks on a review process with respect to the Sidewalk Café program.

CARRIED
(Councillors Anton and Ladner opposed)

The Council adjourned at 4:31 p.m.

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