

These Minutes will be adopted at the Regular Council meeting on July 18, 2006



REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND ENVIRONMENT

JUNE 29, 2006

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, June 29, 2006, at 2:30 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
Brent MacGregor, Deputy City Manager

CITY CLERK'S OFFICE: Diane Clairmont, Meeting Coordinator

* Denotes absence for a portion of the meeting.

RECOMMENDATION

1. Community-based Health Service Policy and Delivery (VanRIMS 11 2200 10)

The Committee had before it an Administrative Report dated May 29, 2006, in which the Director of Social Planning and Co-Director of Development Services-Operations and Client Services, in consultation with Vancouver Coastal Health (Vancouver Community), and the Directors of Housing Centre and Current Planning, provided Council with background information on community-based health service policy and delivery in Vancouver and sought Council's endorsement of joint City of Vancouver and the Vancouver Community entity of the Vancouver Coastal Health (VC-VCH) protocols guiding the planning and permitting of new and/or relocating community health services and housing in order to address both VC-VCH and City of Vancouver objectives. The City Manager recommended approval.

Vickie Morris, Social Planner and Chris Warren, Co-Director of Development Services introduced the report.

Ida Goodreau, President and CEO, Vancouver Coastal Health and Maureen Whyte, COO, Vancouver Community, VCH, made a presentation and along with Heather Hay, Director, Addictions, HIV/AIDS, Aboriginal Health Services, Vancouver Community, VCH; Lorna Howes-Director, Mental Health Services, Vancouver Acute & Community, VCH, responded to questions relating to future plans for services/financing to meet Vancouver's needs, protocols relating to on-going monitoring of existing as well as proposed facilities, methodology for prioritizing spending, and access to mental health services for youth.

Staff responded to questions relating to monitoring of existing sites and how they will work with VC-VCH to ensure this is looked at.

MOVED by Councillor Lee

THAT the Committee recommend to Council

- A. THAT Council receive for information the description of health policies and service delivery for the Vancouver Community part of Vancouver Coastal Health (VC-VCH) in the City of Vancouver; and
- B. THAT Council endorse the protocols for working together which have been jointly developed by VC-VCH and City of Vancouver staff.

CARRIED UNANIMOUSLY

**2. 1277 Robson Street - Private Liquor Store (VanRIMS No.:11 3500 10)
Development Application Number DE409877**

The Committee had before it an Administrative Report dated June 13, 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 hotel building at 1277 Robson Street to provide for a new private Liquor Store (Type 1 - Wine only). The General Manager of Community Services submitted two options for consideration.

Bill Boons, Manager, Processing Centre-Development, reviewed the report.

David Ferguson, representing the Applicant, ABC Palisades Limited Partnership and John Nicholson, General Manager, Pacific Palisades, provided an overview and responded to questions. Their comments and responses included the following:

- Pacific Palisades has a vested interest in a high quality Liquor Retail Store operation as they do in their 4-star hotel;
- this outlet will provide a needed amenity, retail and entertainment venue for West End residents, workers and tourists;
- outlet will have a minimal impact on traffic and loading; sufficient parking is available;

- minimum bottle returns as sales will be wine only; United We Can disposes empties;
- type of market being served; and
- size of store and product selection.

The following spoke in opposition to the application:

Bert Hick, Rising Tide Consultants (representing Landmark Hotel)
Marina Giokas, Consultant (representing Landmark Hotel)

Speakers' comments included:

- approval could impact negatively on the Landmark application which was submitted to the City before the application before Council;
- proposed outlet is only 300 metres from a full service liquor store and there is an outlet at Robson Market;
- area is quite congested now and would increase;
- people don't want to walk to buy liquor products; and
- how survey information was obtained.

Dave Moretto spoke in support of the application. His comments included:

- no congestion in the area;
- Applicants are good operators; and
- Robson Square liquor store has a limited product selection.

Mr. Boons responded to questions relating to the following:

- procedures for Applicants if they want to change their license type;
- number of existing Liquor Retail Stores and pending applications for the area;
- impact of the 1277 Robson Street application on pending applications;
- concerns relating to policy guidelines for this application;
- consultation process schedule for the Fall;
- notification process results; and
- evaluation process to determine which applications come before Council along with clarification of "distance" guidelines.

MOVED by Councillor Stevenson
THAT the Committee recommend to Council

THAT the Director of Planning be advised that Council would not favour approval of Development Application Number DE409877 for a Private Liquor Store (Type 1 - Wine Only) at 1277 Robson Street.

LOST
(Councillors Anton, Ball, Capri, Ladner and Lee opposed)
(Mayor Sullivan not present for the vote)

MOVED by Councillor Capri
THAT the Committee recommend to Council

THAT the Director of Planning be advised that Council would favour approval of Development Application Number DE409877 for a Private Liquor Store (Type 1 - Wine Only) at 1277 Robson Street.

LOST
(Councillors Cadman, Chow, Deal, Louie and Stevenson opposed)
(Mayor Sullivan not present for the vote)

NOTE: Due to time constraints, Vancouver City Council at its meeting following Standing Committee on Planning and Environment referred consideration of the following to Regular Council on July 11, 2006.

A. THAT the Director of Planning be advised that Council would not favour approval of Development Application Number DE409877 for a Private Liquor Store (Type 1 - Wine Only) at 1277 Robson Street.

OR

B THAT the Director of Planning be advised that Council would favour approval of Development Application Number DE409877 for a Private Liquor Store (Type 1 - Wine Only) at 1277 Robson Street.

**3. 6438 Main Street - Private Liquor Store (VanRIMS No.: 11 3500 10)
Development Application Number DE409083**

The Committee had before it an Administrative Report dated June 13, 2006, in which the Director of Current Planning sought Council's advice on a development application to change the use of the ground level of an existing two-storey building at 6438 Main Street to provide for a new private Liquor Store (Type 1 - Beer and Wine). The General Manager of Community Services submitted two options for consideration.

Bill Boons, Manager, Processing Centre-Development, reviewed the report.

Brian Shpak, spoke on behalf of the Applicant, Paul Sahota (brief submitted - on file). His comments included:

- Applicant would be a competent operator as he has managed his hotel well, given the demographic and geographic circumstances;
- Applicant has a working knowledge of a private liquor store operation;
- store policy would be to accept no more than 24 returned containers per person per day; and sell beer in 6-pack quantities only;
- bidders will not seek out this store;
- proposed location is not within 150 metres of a church;
- parking is available; and
- applicant is willing to enter into an arms-length management agreement.

The following spoke in opposition to the application:

Rizwana Jiwa (petition submitted - on file)
Raymond Young
Louise Seto
Susan Faehndrich-Findlay

Speakers' comments included:

- this outlet should not be in a residential/family-oriented area with close proximity to schools, parks, churches and recreational facilities;
- poses significant threat to youth by exposure to intoxicated persons and easy availability of liquor to at-risk youth;
- most businesses in the area are family operated, open 6 days -11 am to 7 p.m.; LRS would not be a good fit;
- extended hours/days would increase traffic, parking, and vagrancy property crime;
- residents' opposition valid as Vancouver Police Department has opposed this application;
- options to purchase liquor exist nearby; and
- history of applicant(s) should be considered within guidelines.

The following spoke in favour of the application:

Badrudin Murji
Ashwin Zaveri
Chris Melnyk
Douglas Tardiff
Harry Sahota
Mr. Thenenkumarian
Ann Macken
Yugaraj Rajadurai
George Stemmons
William Chan
Zyian Hashim

Pasan Mandira
Siva Kumar

Speakers' comments included:

- drugs are more of a concern than alcohol in the area;
- increased police presence on bicycles would be helpful;
- outlet would be no danger to neighbourhood children;
- people want to walk, not drive to make liquor purchases; and
- supports more small/varied businesses in the area, including this outlet.

Mr. Boons, along with Barb Windsor, Deputy Chief License Inspector, responded to questions regarding the operator, the process of applications coming before Council and the notification process.

MOVED by Councillor Ladner
THAT the Committee recommend to Council

THAT the Director of Planning be advised that Council would not favour approval of Development Application Number DE409083 for a Private Liquor Store (Type 1 - Beer and Wine) at 6438 Main Street.

CARRIED UNANIMOUSLY
(Mayor Sullivan not present for the vote)

4. Future Area Planning Programs (VanRIMS No.: 11-2000-14)

At its meeting on June 27, 2006, City Council referred this item to the Standing Committee on Planning and Environment meeting on June 29, 2006, in order to hear from members of the public.

Accordingly, the Committee had before it an Administrative Report dated June 9, 2006, in which the Director of City Plans in consultation with the Director of Current Planning and the General Manager of Engineering Services, provided information on outstanding requests for City-funded area planning services, availability of staff teams and sought Council approval in principle regarding allocation of the CityPlans Division's five area planning teams. The General Manager of Community Services recommended approval. The City Manager provided comments regarding staffing implications for other Departments, such as Engineering or Social Planning, additional funding requirements for 2007 and beyond or the need to reprioritize other work in these departments, and submitted a further recommendation for consideration regarding a report back from staff with details relating to resource needs and implications.

Ann McAfee, Director of City Plans; Ted Sebastian, Senior Planner, Community Plans and Programs, City Plans; Pat Wotherspoon, Assistant Director of City Plans; and Michael White, Senior Planner, Area Programs, City Plans, were available to respond to questions.

The following spoke, generally in favour of the recommendations, but with specific concerns:

Patrick Mueller, CityPlans Sub-committee on Public Realm, Hastings/Sunrise
Rich Balfour, Metro Vancouver Planning Coalition
René Ragetli, Glen Eden School
Lee Garry, Vancouver Montessori School (brief submitted - on file)
Harry Seddon, Metro Theatre (brief submitted - on file)
Brad Wray, Mount Pleasant Cares
Susan Faehndrick-Findlay
Gerry Shuttleworth (brief submitted - on file)
Ned Pottinger
Colin Brander
Val Dearden, Metro Theatre (brief submitted - on file)
Paul McCrae
Alan Whitchelo, Senior V.P., Development Western Canada, Concert Properties (brief submitted - on file)
Michael Tee, President, Marpole BIA
Haida Lane, City Plans Steering Committee Hastings/Sunrise
Tracey MacLeod Yerxa, Marpole Oakridge Area Council Society (brief submitted - on file)
Roy Blackwell, Marpole Oakridge Area Council Society
Craig Ollenberger, Grandview Woodland Area Council
Louise Seto, City Plans Sunset Implementation Committee (brief submitted - on file)
Doug Purdy, Southgate Properties
Jim Battrum, Brightside Enterprises
Norman Zottenberg, Marpole/Oakridge Community Association
Wayne Soon
Margaret Campbell
Barry Sharbo

Speakers' comments included:

- supports allocation of 2 planning teams to neighbourhood centres program;
- Olympics bringing international spotlight to Vancouver; this would be a positive program for community/city, highly visible;
- Hastings Sunrise:
 - 650 community members participated in creating vision for Hastings/Sunrise;
 - BIA supports;
 - community now working with City on implementation;
 - needs for housing density and public realm improvements;
 - current zoning prevents vision directions; this area struggling to revitalize; report recommendations would assist;
 - would like to be first to receive teams;
 - there has been a decline in enrollment numbers in district and if good density available, numbers would increase;

- area wants to define new housing types; there is a need for urban design guidelines;
- public realm - disproportionate amount of green space;
- obtaining funding for public realm issues is difficult;
- this area is gateway into City;
- Marpole (including Oakridge and Eburne Lands)
 - Metro Theatre concerned about development in Marpole area;
 - impacted by current developments and are major stakeholders in future developments;
 - concern for future of theatre; while theatre owns lands, it is located on midden which may have archeological value and may result in ownership debate;
 - supports planned development, hopefully providing new site for Metro Theatre, but it wants to remain in Marpole area;
 - new theatre facility would allow it to use new technologies and staging concepts, greater artistic scope;
 - City needs vibrant art focus along with economic base and green space;
 - revitalization programs do work;
 - requests area planning process sooner rather than later with creative approach to future planning of community;
 - area is rich with assets unique to location - Fraser River Waterfront, gateway to Vancouver from airport, two bridge crossings and third being built, well suited for greater densification;
 - without visioning/planning, City and community will fail to take advantage of current opportunities and pose threat to liveability of Marpole community;
 - need plans for issues of major concern - Eburne lands, transit corridor(Arbutus), Wal-mart land;
 - there are serious traffic management issues and loss of parking;
 - do not want to lose anchor businesses;
 - Marpole is fragmented;
 - industry cannot afford to operate in Marpole;
 - a careful study is needed along with a bold vision, and cohesive/inspirational plan for what is front door to Vancouver as international guests arrive;
 - area response team is needed to work in conjunction with Marpole now instead of waiting for planning in the future;
 - Southgate Properties is prepared to buy a planner and work in concert with the planning process - terms of reference would be required;
 - mixed use vision will produce more jobs than conventional industrial land use plan;
 - staff allocations in recommendation not fair - timeframes need to be condensed and more teams assigned;
 - Marpole is the oldest community in City and the Fraser River needs to be properly acknowledged;
 - impact of 3 bridges, airport expansion, traffic concerns, bus barn/depot, Eburne Lands need to be dealt with;
 - big box retail has had negative impact on local businesses;

- Mount Pleasant
 - community cleans up garbage, monitors suspicious activities, works with numerous community services groups;
 - efforts will continue to improve community, but lack key essentials are lacking;
 - need for diversity in shops, restaurants, hangouts and residential areas;
 - needs zoning changes; and
 - developmental concessions and building on existing themes of surrounding blocks will enhance the area in the future.
- Sunset
 - Sunset supports teams, specifically those for neighbourhood centres;
 - Sunset area is case study of why teams needed;
 - after vision statement has been approved, implementation has faltered as community not as active;
 - every vision group needs help from planning team with implementation;
 - flexibility in vision statements required as neighbourhood issues change;
 - concerns regarding drug/prostitution occurred after vision statement approved;
 - heritage and schools are now neighbourhood concerns;
 - new BIA developing;
 - planning area response team needed for all of Vancouver industrial lands;
 - by looking at big picture, industrial uses could be protected;
 - building up density in industrial way would provide more jobs as many companies are looking for industrial sites which are difficult to locate;
 - not much industrial land left and it should not be whittled away;
 - studies say jobs requiring industrial lands are on the rise;
 - suggest assigning team to South Vancouver, take advantage of funding from Metro Economic Study and incorporate South Vancouver lands into that study;
- Grandview Woodland Area Council
 - urgent need for planning as there has been no specific community plan since 1979;
 - many needs including green space, services for seniors, homeless infrastructure, multiple modes of transportation; and
 - many residents want to provide ideas.

Staff responded to questions relating to the following:

- boundaries of the Mount Pleasant Area;
- boundaries for future planning of the Marpole Industrial Area;
- criteria relating to landscape setbacks along waterfront;
- ability to partner on area planning projects through cost recovery programs;
- known order of communities/areas in queue for future planning;
- rationale/criteria staff will use to determine the sequencing of areas to be planned once Council priorities are known;

- how the criteria will be developed; and
- availability of planning resources for initiatives such as the proposed EcoDensity Initiative and the relationship/implications for these area programs.

MOVED by Councillor Ladner

THAT the Committee recommend to Council

- A. THAT, subject to a detailed report back on work plans, priorities, and possible resourcing from other departments, Council approve in principle the following allocation of the CityPlans Division's five area planning teams:
- i) Neighbourhood Centres Planning - 2 teams (Team 1 to be assigned first to Hastings/Sunrise, with Team 2 to be assigned based on future staff recommendation);
 - ii) Canada Line Station Area Planning - 1 team (to be assigned first to the Marine Drive Station Area;
 - iii) New Local Area Plans - 1 team (to be assigned first to Mount Pleasant);
 - iv) Planning Area Response Team - 1 team (to be assigned to the Marpole Industrial/Gateway Area);
 - v) a temporary Shopping Area Initiative using an existing staff resource from the Current Planning Division.
- B. THAT based on Council's advice on its preferred Area Planning Program mix, staff report back with details on resource requests from other departments and options to mitigate resource implications.

CARRIED UNANIMOUSLY

The Committee adjourned at 7:40 p.m.

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CITY OF VANCOUVER

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

JUNE 29, 2006

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, June 29, 2006, at 7:40 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: Diane Clairmont, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Anton
SECONDED by Councillor Ladner

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

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Report of Standing Committee on Planning and Environment June 29, 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. Community-based Health Service Policy and Delivery
2. 1277 Robson Street - Private Liquor Store - Development Application Number DE409877
3. 6438 Main Street - Private Liquor Store - Development Application Number DE409083
4. Future Area Planning Programs

Items 1, 3 and 4

MOVED by Councillor Lee

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of June 29, 2006, as contained in items 1, 3 and 4, be approved.

CARRIED UNANIMOUSLY

Item 2

MOVED by Councillor Anton

THAT the Director of Planning be advised that Council would favour approval of Development Application Number DE409877 for a Private Liquor Store (Type 1 - Wine Only) at 1277 Robson Street.

referred

MOVED by Councillor Ladner

THAT due to time constraints, the item *1277 Robson Street - Private Liquor Store - Development Application Number DE409877* be referred to Regular Council on July 11, 2006 for consideration.

CARRIED UNANIMOUSLY

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 Chow
SECONDED by Councillor Anton

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

CARRIED UNANIMOUSLY

MOTIONS

A. Administrative Motions

None

B. Motions on Notice

1. Provincial Property Assessment Process

MOVED by Councillor Ladner
SECONDED by Councillor Anton

WHEREAS the property assessments developed by British Columbia Assessment (a Provincial Crown Corporation), is required for budgeting and property tax purposes;

AND WHEREAS the City relies on receiving accurate information from BC Assessment for developing a significant portion of its annual revenue budget;

AND WHEREAS Council would like to have the Operating Budget approved in December of the prior year;

AND WHEREAS the final property assessment information for budget purposes is not available until March of the budget year;

THEREFORE BE IT RESOLVED

THAT the Union of British Columbia Municipalities request BC Assessment review its processes to accommodate municipal budget approval by December 31st of the prior year.

CARRIED
(Councillor Cadman opposed)

The Council adjourned 7:55 p.m.

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