



## REPORT TO COUNCIL

### STANDING COMMITTEE OF COUNCIL ON CITY SERVICES AND BUDGETS

FEBRUARY 15, 2007

A Regular Meeting of the Standing Committee of Council on City Services and Budgets was held on Thursday, February 15, 2007, at 9:30 a.m., in the Council Chamber, Third Floor, City Hall.

<b>PRESENT:</b>	Councillor Peter Ladner, Chair 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, Vice-Chair (Leave of Absence - Civic Business: Items 1 and 2) Councillor Tim Stevenson
<b>ABSENT:</b>	Councillor David Cadman (Leave of Absence - Civic Business)
<b>CITY MANAGER'S OFFICE:</b>	Judy Rogers, City Manager Brent MacGregor, Deputy City Manager
<b>CITY CLERK'S OFFICE:</b>	Tina Hildebrandt, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

#### ADOPTION OF MINUTES

The Minutes of the Standing Committee on City Services and Budgets meeting of January 18, 2007, were adopted.

#### RECOMMENDATION

- Co-ordinated Neighbourhood Response Program - Information Report**  
(VanRIMS No. 08-5000-11)

The Committee had before it an Administrative Report dated December 7, 2006, in which the General Manager of Community Services Group provided a final progress report on the initiatives and achievements of the Co-ordinated Neighbourhood Response Program based on a two year pilot project in the West End, called WEINN - the West End Integrated Neighbourhood Network.

Wendy Au, Manager of Special Projects, City Manager's Office, provided a brief overview of the report, noting WEINN has agreed to continue with the project. Ms. Au, along with Dana

Walker, Coordinator, Housing Centre, responded to questions related to the project including accomplishments to date, future support and funding.

Aaron Jasper, Director, West End Residents Association, thanked staff for their support with the pilot project and spoke to the need for continued funding and part-time staff. He also distributed letters of support for WEINN (*on file*).

MOVED by Councillor Capri  
THAT the Committee recommend to Council

THAT Council receive the Co-ordinated Neighbourhood Response Program final report for information.

amended

AMENDMENT MOVED by Councillor Stevenson

THAT Councillor Capri's motion be amended to add the following:

FURTHER THAT staff and the West End Integrated Neighbourhood Network (WEINN) provide a report back within a year.

CARRIED UNANIMOUSLY  
(Councillor Louie absent for the vote)

The amendment having CARRIED, the motion as amended was put and CARRIED UNANIMOUSLY with Councillor Louie absent for the vote.

MOTION AS AMENDED

THAT Council receive the Co-ordinated Neighbourhood Response Program final report for information; and

FURTHER THAT staff and the West End Integrated Neighbourhood Network (WEINN) provide a report back within a year.

CARRIED UNANIMOUSLY  
(Councillor Louie absent for the vote)

## **2. 2007 Heather Marina Moorage and Other Fees (VanRIMS No. 05-1200-42)**

The Committee had before it an Administrative Report dated January 26, 2007, in which the General Manager of Corporate Services/Director of Finance sought Council's approval of moorage rates and other fees and charges at the Heather Civic Marina for the period from April 1, 2007 to March 31, 2008.

Ken Bayne, Director of Financial Planning and Treasury, briefly review the report and responded to a question related to the fees charged at the marinas.

The following spoke in opposition to staff's recommendations:

Ken Petry  
Rolf Zaar  
Roy Mitchell, representing Tiddly Cove Yacht Club (*brief distributed - on file*)

Speaker's comments included the following:

- the report is misleading as it says that Heather Civic Marina is at or near the market when in actual fact, it is leading the market;
- as a resident on a fixed-income at Heather Civic Marina, these increases may result in the need to move; and
- see no validation for the increases at either Burrard or Heather Civic Marinas.

Mr. Bayne responded to questions regarding concerns raised by the foregoing speakers.

MOVED by Councillor Anton  
THAT the Committee recommend to Council

- A. THAT the moorage rates at the Heather Marina be increased by 14% effective April 1, 2007, as detailed in Appendix B of the Administrative Report dated January 26, 2007, entitled "2007 Heather Marina Moorage and Other Fees", reflecting adjustments for market conditions and for inflationary increases in anticipated expenses.
- B. THAT the fees for electrical service for recreational and liveboard boaters at Heather Marina be increased by 3.54% effective April 1, 2007, as detailed in Appendix B of the above-noted report, reflecting the net increase in rates by BC Hydro in 2006.

CARRIED UNANIMOUSLY  
(Councillor Louie absent for the vote.)

### 3. Replacement of Fire Hall #15 (VanRIMS No. 14-1000-01)

The Committee had before it an Administrative Report dated February 2, 2007, in which Director of Facilities Design and Management, in consultation with the General Manager of Fire and Rescue Services, Director of Planning, and Director of Financial Planning and Treasury, sought Council's approval of a redevelopment option for Fire Hall #15, including confirmation of the necessary funding. The City Manager recommended approval of Recommendation A and C and did not support the option presented in Consideration B.

Ken Bayne, Director of Financial Planning and Treasury, Ray Holdgate, General Manager/Fire Chief, and Rob Jenkins, Assistant Director - Current Planning Initiatives Branch, provided a

background on Fire Hall #15, reviewed the redevelopment options and related implications and explained the rationale for staff's recommendations. Messrs. Bayne, Holdgate and Jenkins responded to questions concerning the redevelopment options, financial implications, issues with the existing structure, and the transition process to the temporary fire hall.

The following spoke in favour of retaining the existing Fire Hall #15 building for incorporation in a new fire hall facility and expressed concern with regard to the process:

Adrian Dix, MLA, Vancouver-Kingsway Community Office  
Bobi Senft  
Jackie McHugh  
Janet Leduc, Heritage Vancouver  
Carmen Rosen  
Paul Reid  
Richard Keate, Vancouver Heritage Commission

Speaker's comments included the following:

- would be a shame that the delays in this process that lead to the deterioration of the existing building would then be the reason the building is not retained at all;
- it has been the assumption of the community that retention of the existing fire hall building for incorporation into the new facility would go ahead based on Council's decision of July 20, 2006;
- not only is Fire Hall #15 a historical structure in this area but one of the most unique and positive - a historical building like this represents the human spirit and a sense of where the neighbourhood came from - once it's gone, it's gone forever;
- Fire Hall #15 is not just an old fire hall but part of the life and heritage of the seniors of the Collingwood neighbourhood; this heritage structure needs to be saved!;
- Heritage Vancouver strongly recommends that Council reject the staff report before it and request that staff go back to the drawing board and develop alternatives for this city-owned heritage building that reflect what Council and the community desire; and
- the Vancouver Heritage Commission feels that this report shows no respect for heritage conservation and should be returned to staff for further analysis on options to retain the existing fire hall building.

Jeff Dighton, Executive Vice-President, Vancouver Fire Fighters' Union, spoke in favour of the full replacement option for Fire Hall #15, provided a brief history on the union's involvement with the redevelopment process, reviewed health concerns raised by employees in the existing building and stressed the need to move these employees immediately.

Staff responded to questions regarding concerns raised by the foregoing speakers.

MOVED by Councillor Deal  
THAT the Committee recommend to Council

- A. THAT Council approve retention of the existing Fire Hall #15 building on the current site at 3003 East 22<sup>nd</sup> Avenue for incorporation in a new three-bay fire

facility as proposed in the 2006-2008 Capital Plan, at a cost of \$9.81 million; source of funding to be:

- \$0.8 million from the Fire Hall #15 Capital Budget;
- \$4.1 million in borrowing authority approved by the electorate as part of the 2006 -2008 Capital Plan;
- \$3.51 million of Capital from Revenue (Inflation Adjustment) to be included in the 2007 Capital Budget.

- B. THAT Council authorize the award of a consultant contract, up to the sum of \$859,000, for detailed design, preparation of contract documentation, tender review, and contract administration, for the construction of Fire Hall #15 to the firm of Hughes, Condon, Marler: Architects;

AND THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City, all legal documents required to implement this contract;

AND THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Corporate Services and Director of Legal Services, and further that no legal rights or obligations will be created or arise by Council's adoption of the recommendations in this report unless and until such legal documents are executed and delivered by the Director of Legal Services.

- C. Work with the heritage community to retain the maximum heritage value of the existing building.
- D. Allow the bonus density to be transferred into the downtown area density bank.
- E. The Fire Department work with City and Park Board staff to relocate all Fire Hall #15 firefighters immediately.

LOST

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

MOVED by Councillor Capri

THAT the Committee recommend to Council

THAT Council reconsider the following Motion passed on July 20, 2006:

THAT Council approve retention of the existing Fire Hall No. 15 building on the current site at 3003 East 22nd Avenue for incorporation in a new fire facility; and

FURTHER THAT Staff report back on final design and cost estimates for a replacement three-bay fire facility as proposed in the 2006-2008 Capital Plan (see option 4B in Administrative Report Replacement of Fire Hall No. 15 -

Public Consultation, Alternate Locations and Options dated July 2, 2006), at an additional cost estimated at \$2.8 million, source of funding to be the Inflation Adjustment allocation in the 2006 - 2008 Capital Plan with the following to be included:

- (a) providing space for fire prevention, accommodating this through height modification to acquire additional space; and
- (b) Investigation of the potential for heritage bonusing with the intent to acquire funds to reduce capital cost to the City.

LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY  
(Councillors Chow, Deal, Louie and Stevenson opposed.)

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*The Committee recessed at 1:00 p.m. and reconvened at 2:04 p.m.  
with all members present.*

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MOVED by Councillor Louie  
THAT the Committee recommend to Council

- A. THAT Council approve retention of the existing Fire Hall #15 building on the current site at 3003 East 22<sup>nd</sup> Avenue for incorporation in a new three-bay fire facility as proposed in the 2006-2008 Capital Plan, at a cost of \$9.81 million; source of funding to be
  - \$0.8 million from the Fire Hall #15 Capital Budget;
  - \$4.1 million in borrowing authority approved by the electorate as part of the 2006 -2008 Capital Plan;
  - \$3.51 million of Capital from Revenue (Inflation Adjustment) to be included in the 2007 Capital Budget;

AND THAT Council commit the balance of the funding totalling \$1.4 million from the 2006 - 2008 Capital Plan; source of the necessary funding reallocations to be identified with the 2007 Capital Budget.

- B. THAT Council authorize the award of a consultant contract, up to the sum of \$859,000, for detailed design, preparation of contract documentation, tender review, and contract administration, for the construction of Fire Hall #15 to the firm of Hughes, Condon, Marler: Architects;

AND THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City, all legal documents required to implement this contract;

AND THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Corporate Services and Director of Legal Services, and further that no legal rights or obligations will be created or arise by Council's adoption of the recommendations in this report unless and until such legal documents are executed and delivered by the Director of Legal Services.

LOST

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

MOVED by Mayor Sullivan

THAT the Committee recommend to Council

THAT Council approve the full replacement option for Fire Hall #15 (3003 East 22<sup>nd</sup> Avenue) with a purpose designed and built, post-disaster, three bay fire hall at a cost of \$8.41 million, source of funding to be:

- \$1.0 million from the Fire Hall #15 Capital Budget;
- \$3.9 million in borrowing authority approved by the electorate as part of the 2006 -2008 Capital Plan;
- \$3.51 million of Capital from Revenue (Inflation Adjustment) to be included in the 2007 Capital Budget.

not put

The Chair ruled the motion was out of order as it is a reconsideration motion related to a previous Council decision on Fire Hall #15.

MOVED by Mayor Sullivan

THAT the Committee recommend to Council

THAT Council approve the full replacement option for Fire Hall #15 (3003 East 22<sup>nd</sup> Avenue) with a purpose designed and built, post-disaster, three bay fire hall at a cost of \$8.45 million, source of funding to be:

- \$1.0 million from the Fire Hall #15 Capital Budget;
- \$3.9 million in borrowing authority approved by the electorate as part of the 2006 -2008 Capital Plan;
- \$3.51 million of Capital from Revenue (Inflation Adjustment) to be included in the 2007 Capital Budget
- 30,000 from Contingency Reserve.

not put

The Chair ruled the motion was out of order as it is a reconsideration motion related to a previous Council decision on Fire Hall #15.

MOVED by Councillor Stevenson  
THAT the Committee recommend to Council

THAT Council refer decision on the Replacement of Fire Hall #15 to a Regular Council meeting on March 1, 2007, as Unfinished Business.

CARRIED UNANIMOUSLY

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*At this point in the proceedings, Council agreed to vary the order of the Agenda in order to deal with Item 5 prior to Item 4. For ease of reference, the items are minuted in numerical order.*

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**4. Amenity Bonus Sublease - 639 Hornby Street (VanRIMS No. 02-3000-13)**

The Committee had before it an Administrative Report dated January 30, 2007, in which the Director of Social Planning and Assistant Director, Office of Cultural Affairs, in consultation with the Directors of Legal Services, Real Estate Services and Facilities Design and Management, recommended Council accept the surrender of the sublease for 639 Hornby and enter into an RFP process to seek a long-term tenant for this amenity bonus space. The General Manager of Community Services recommended approval of A and B and put forward C for Council's consideration.

Anne Kloppenborg, Senior Social Planner, reviewed the report, explained the rationale for staff's recommendations and responded to a question concerning the process around consideration C.

Leonard George, The Chief Dan George Centre, introduced Mavis Dixon of the Bill Reid Foundation, and provided a background on issues related to previous partnerships. He expressed confidence in working with the Bill Reid Foundation and felt this partnership would provide for a more complete business plan and a successful outcome in the RFP process. He asked Council to consider that the objective of The Chief Dan George Centre is not to bring about costs for the City and reminded members that the building was offered to the organization for a period of five years, with two years left.

MOVED by Councillor Chow  
THAT the Committee recommend to Council

- A. THAT the City accept the surrender of the sublease of the amenity bonus facility at 639 Hornby Street granted by the City to Simon Fraser University, effective March 31, 2007, and that each party release the other from any liability under the sublease; and



- B. THAT Council authorize the Director of Social Planning and Assistant Director, Office of Cultural Affairs, in consultation with the Directors of Legal Services, Real Estate Services and Facilities Design and Management, to undertake a Request for Proposals for the sublease of the amenity bonus facility at 639 Hornby.
- C. THAT Council consider the proposal for an interim month-to-month tenancy, as outlined in the Administrative Report dated January 30, 2007, entitled "Amenity Bonus Sublease - 639 Hornby Street", subject to a report back on tenant finances and operations, as described in this report, including ability to pay facility operating costs (common area and direct costs.). Any difference between a tenant's payment and total facility costs would constitute a grant and require approval by eight votes of Council. The source of funds would be a \$75,000 budget provided in the 2007 Operating Budget.

CARRIED UNANIMOUSLY

**5. 2007 Land Assessment Averaging (VanRIMS No. 05-4200-10)**

The Committee had before it an Administrative Report dated February 5, 2007, in which the General Manager of Corporate Services/Director of Finance sought Council's instruction to prepare a by-law authorizing continuation of the three-year land assessment averaging program as the method for calculating property taxes for Class 1 (Residential) and Class 6 (Business and Other) in 2007.

The Committee also had before it a Memorandum dated February 14, 2007, from the Director of Financial Planning and Treasury, which proposed a revision be made to Recommendation A in the report, to include Light Industry (Class 05).

Ken Bayne, Director of Financial Planning and Treasury, briefly reviewed the memorandum.

MOVED by Councillor Louie

THAT the Committee recommend to Council

- A. THAT Council instruct the Director of Legal Services, in consultation with the Director of Finance to prepare a bylaw to authorize the three-year land assessment averaging program in 2007 for the purpose of calculating property taxes for Residential (Class 01), Light Industry (Class 05), and Business/Other (Class 06) properties.

AND FURTHER THAT the bylaw be submitted to Council for consideration on March 15, 2007.

- B. THAT the Director of Finance be authorized to place advertisements advising the public that Council is considering enacting a land assessment averaging bylaw and inviting input at the Standing Committee on City Services and Budgets meeting on March 15, 2007.

- C. THAT, should Council approve the continuation of the land assessment averaging program on March 15, 2007, the Director of Finance be authorized to make appropriate arrangements with the BC Assessment Authority for the production of an averaged 2007 taxation roll, at an approximate cost of \$20,000; source of funding to be the 2007 Operating Budget.

CARRIED UNANIMOUSLY

The Committee adjourned at 2:54 p.m.

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**CITY OF VANCOUVER**

**REGULAR COUNCIL MEETING MINUTES**  
**STANDING COMMITTEE OF COUNCIL ON**  
**CITY SERVICES AND BUDGETS**

**FEBRUARY 15, 2007**

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, February 15, 2007, at 2:54 p.m., in the Council Chamber, Third Floor, City Hall, following the Standing Committee on City Services and Budgets meeting, to consider the recommendations and actions of the Committee.

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

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

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

**CITY CLERK'S OFFICE:** Tina Hildebrandt, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Stevenson  
SECONDED by Councillor Anton

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

CARRIED UNANIMOUSLY

**COMMITTEE REPORTS**

**Report of Standing Committee on City Services and Budgets**  
**February 15, 2007**

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

1. Co-ordinated Neighbourhood Response Program - Information Report
2. 2007 Heather Marina Moorage and Other Fees
3. Replacement of Fire Hall #15
4. Amenity Bonus Sublease - 639 Hornby Street
5. 2007 Land Assessment Averaging

Items 1 - 5

MOVED by Councillor Chow

THAT the recommendations and actions taken by the Standing Committee on City Services and Budgets at its meeting of Thursday, February 15, 2007, as contained in Items 1 - 5, be approved.

CARRIED UNANIMOUSLY

#### RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Deal

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

#### ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Lee

SECONDED by Councillor Ball

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

CARRIED UNANIMOUSLY

The Council adjourned at 2:55 p.m.

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