



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

**MARCH 1, 2007**

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, March 1, 2007, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

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

**ABSENT:** Councillor Suzanne Anton, Vice-Chair (Leave of Absence - Civic Business)  
Councillor Tim Stevenson (Leave of Absence - Civic Business)

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

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

\*Denotes absence for a portion of the meeting.

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*The Committee agreed to recess the Standing Committee and Planning and Environment Meeting until the conclusion of the Council meeting following the Standing Committee on City Services and Budgets meeting.*

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**ADOPTION OF MINUTES**

The Minutes of the Standing Committee on Planning and Environment meeting of February 1, 2007, were adopted.

\* \* \* \* \*

*The Committee agreed to vary the agenda in order to deal with item 2 first. For ease of reference, the minutes are recorded in numerical order.*

\* \* \* \* \*

## RECOMMENDATION

### 1. Presentation: Vancouver Port Authority (VanRIMS No. 08-5500-30)

Captain Gordon Houston, President and CEO, Vancouver Port Authority; Captain Allen Domaas, President and CEO, Fraser River Port Authority; and Duncan Wilson, Manager of Government Relations, Vancouver Port Authority, (*brief distributed - on file*) provided a presentation on behalf of the Port Amalgamation Steering Committee, regarding the amalgamation of lower mainland port authorities.

Captains Houston and Domaas responded to questions regarding traffic, level of business, effects of amalgamation on business, duties and responsibilities of the port authorities, and the impact of climate change.

MOVED by Councillor Cadman  
THAT the Committee recommend to Council

THAT the presentation on behalf of the Port Amalgamation Steering Committee be received for information.

CARRIED UNANIMOUSLY

### 2. 3115 East Georgia Street - Warning to Prospective Purchasers (VanRIMS No. 11-4400-20)

The Committee had before it an Administrative Report dated February 6, 2007, in which the City Building Inspector sought Council approval to file a 336D Notice against the title to 3115 East Georgia Street in order to warn prospective purchasers of many By-law violations, and sought approval to seek injunctive relief. The General Manager of Community Services recommended approval.

Ed Neufeld, Manager, Building Inspection Branch, reviewed the report.

MOVED by Councillor Louie  
THAT the Committee recommend to Council

- A. THAT the City Clerk be directed to file a 336D Notice against the title to the property at 3115 East Georgia Street, Lot 30 of Lot 84, THSL Plan 1861, PID 013-524-747 in order to warn prospective purchasers that there are contraventions of the Zoning and Development, Vancouver Building, and Electrical By-laws including the Plumbing requirements as set out in the Building By-law and the Safety Standards Act and Natural Gas and Propane Installation Code related to this building.

- B. THAT the Director of Legal Services is hereby authorized, in her discretion, to commence a legal action or proceeding in relation to the premises located at 3115 East Georgia Street, Lot 30 of Lot 84, THSL Plan 1861, PID 013-524-747 and may, in her discretion, seek injunctive relief in that action or proceeding, in order to bring this building into compliance with City By-laws.

CARRIED UNANIMOUSLY  
(Mayor Sullivan absent for the vote)

**3. Proposed Amendment to Subdivision By-law No. 5208 - Reclassification of Properties at 5421 and 5445 Fleming Street From Category B to Category A of Schedule A, Table 1 of Subdivision By-law No. 5208 (VanRIMS No. 08-4000-11)**

The Committee had before it an Administrative Report dated February 9, 2007, in which the Subdivision Approving Officer recommended Council refuse a proposal to reclassify two properties on the west side of the 5400-block of Fleming Street (Lot 5 Amended and Lot 7 Amended, Block 4, D.L. 709, N.W.D) from category B 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. The General Manager of Community services supported staff's recommendation.

The Chair noted a letter had been received from the applicant requesting a postponement of this issue as he was unable to attend today's meeting, but would be able to attend after March 15, 2007. Councillor Cadman moved to postpone consideration of this item, and subsequently requested to withdraw the motion to postpone after it was determined the applicant was present.

Rick Scobie, Subdivision Approving Officer and Co-Director of Development Services, clarified whether postponement would be appropriate, and responded to questions regarding process, potential for rebalotting, number of reclassification applications, and noted the Subdivision By-law will need to be reconsidered in the context of ecodensity.

Ram Gopal, applicant, responded to questions regarding his request for postponement.

Mr. Scobie reviewed the report, and responded to questions regarding the use of the area in the event it is subdivided under the ecodensity initiative, provided clarification of map attached to the report, structure of neighbourhood, and ecodensity and its effect on this and future subdivisions.

Mr. Gopal responded to questions regarding hardship if subdivision is not approved.

Raj Hira noted it is difficult for first-time home owners to own in the current economic environment and that it is often easier to own smaller lots, and responded to questions regarding neighbourhood support for subdivision.

Gwen Barski spoke in support of the report's recommendations, noting subdivision would probably not be good for the neighbourhood.

Jordan Dobrikan spoke against the report's recommendations, noting subdivision would be good for development.

MOVED by Councillor Cadman  
THAT the Committee recommend to Council

THAT Council refuse the application to reclassify the properties at 5421 and 5445 Fleming Street from Category B to Category A of Schedule A, Table 1, of Subdivision By-law No. 5208.

carried

AMENDMENT MOVED by Councillor Chow

THAT the motion be amended by striking out the words and substituting the following:

THAT Council direct staff to notify the neighbours that the city would like to reclassify the properties at 5421, 5445, 5457, 5469 and 5495 Fleming Street from Category B to Category A of Schedule A, Table 1, of Subdivision By-law No. 5208.

LOST  
(Councillors Cadman, Capri, Deal, Louie and Ladner opposed)

The amendment having lost, the motion was put and CARRIED UNANIMOUSLY

**4. Regulation and Service Improvements Affecting Small Businesses**  
(VanRIMS No. 08-4000-11)

The Committee had before it a Policy Report dated February 13, 2007, in which the Co-Directors of Development Services in consultation with the Director of Legal Services, the Chief License Inspector, the General Manager of Engineering Services, the Chief Building Official and the Director of Planning, recommended amendments to the Zoning and Development By-law, the Downtown Official Development Plan, the Downtown Eastside/Oppenheimer Official Development Plan, the License By-law, the Parking By-law and the Building By-law, to lessen the impact of the regulatory framework specifically as it relates to small business operators who are seeking to move into new locations in existing commercial buildings, and detailed improvements to information services to assist small business operators when seeking advice and permissions within licensing and permit processing departments. The General Manager of Community Services recommended approval.

Rick Scobie, Co-Director of Development Services explained the unusual nature of this report, noted the report deals with a referral to public hearing and as such, Council should not engage in any detailed public discussion on the Zoning by-law amendments.

Bill Boons, Manager - Development Services, reviewed the report and the existing issues that gave rise to the report. Mr. Boons and Will Johnston, Deputy Chief Building Official, responded to questions regarding streamlining the application process for small businesses, physical layout of the business licence centre, ramifications of reclassification for specific uses, and assisting small business in finding space for themselves.

Liv Fredricksen, Canadian Federation of Independent Business (*brief submitted - on file in the City Clerk's Office*), spoke in favour of the recommendations noting the CFIB supports objectives that help small business owners and suggested the development of a long-term plan to reduce red tape and introduce streamlining (e.g. - use of bizpal or other similar software).

Susan Davis, PACE, spoke in opposition to the recommendations noting they do not support sex-trade workers and that health-enhancement centres should be left as they are.

MOVED by Councillor Lee  
THAT the Committee recommend to Council

- A. THAT the Director of Planning be instructed to make an application to amend the Zoning and Development By-law to introduce new definitions for "Beauty and Wellness Centre" and "Personal Training Centre"; amend the definitions for "Barber Shop", "Fitness Centre", "Health Enhancement Centre", and "Health Care Office"; and delete the definition for "Body Rub Parlour", generally in accordance with Appendix 'A' of the Policy Report dated February 13, 2007, entitled "Regulation and Service Improvements Affecting Small Businesses", and to make similar amendments, where appropriate, to the Downtown Official Development Plan and Downtown Eastside/Oppenheimer Official Development Plan, generally in accordance with Appendix 'A', and that the application be referred to a Public Hearing.
- B. THAT Council approve amendments to the License By-law to coincide with the new and amended definitions in the Zoning and Development By-law (as noted in A, above), generally in accordance with Appendix 'B' of the Policy Report dated February 13, 2007, entitled "Regulation and Service Improvements Affecting Small Businesses".
- C. THAT Council approve amendments to the Parking By-law to lessen the parking and loading implications for small businesses attempting to locate within existing buildings, generally in accordance with Appendix 'C' of the Policy Report dated February 13, 2007, entitled "Regulation and Service Improvements Affecting Small Businesses".

- D. THAT Council approve amendments to Building By-law No. 9419 (effective May 1, 2007) to lessen the impact on small businesses attempting to locate within existing buildings, generally in accordance with Appendix 'D' of the Policy Report dated February 13, 2007, entitled "Regulation and Service Improvements Affecting Small Businesses".
- E. THAT Council indicate support for the service improvement strategies discussed in this report aimed at assisting small business customers when seeking advice and permissions through our Licenses & Inspections and Development Services departments.
- F. FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amendments to the Zoning and Development By-law, Downtown Official Development Plan, and Downtown Eastside/Oppenheimer Official Development Plan generally in accordance with Appendix 'A' of the Policy Report dated February 13, 2007, entitled "Regulation and Service Improvements Affecting Small Businesses", for consideration at the Public Hearing.

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amendments to the License By-law, Parking By-law, and Building By-law, generally in accordance with Appendices B, C, and D of the Policy Report dated February 13, 2007, entitled "Regulation and Service Improvements Affecting Small Businesses" to be brought forward for enactment only if the amendments referred to in A, above, have been approved, following a Public Hearing.

CARRIED UNANIMOUSLY

**5. Downtown Skateboard Plaza: Review of Two Year Trial Period  
(VanRIMS No. 12-2000-11)**

The Committee had before it an Administrative Report dated February 13, 2007, in which the General Manager of Parks and Recreation reviewed the first two years of operation of the downtown Skateboard Plaza under the viaducts at Quebec Street and Union Street, summarized the site management arrangements, identified areas warranting ongoing attention and problem solving, and sought Council approval to retain the Plaza for an indefinite period, with current site management resources to ensure its continuing success, pending other potential needs for this street space.

Mark Vulliamy, Park Board, reviewed the report, noted neighbourhood concerns with skateboard traffic on sidewalks, explained attempts to mitigate this issue, responded to questions regarding solutions for dealing with skateboard traffic on sidewalk, park expansion, possibility of making sidewalks less attractive to skateboarders, and other skateboard parks in the City.

Travis Cutler, Vancouver Skateboard Coalition, thanked the City for making an effort to accommodate all concerns, noted that the park has made the area much safer, especially at night and that sidewalk modification does work to dissuade skateboarders, but a more long-term fix would also be appropriate.

Jeff Chan, Vancouver Skateboard Coalition, noted complaints from residents are legitimate, and that the Coalition is working with engineering and Citygate residents to improve the situation.

Diana Guenther, Skate Plaza Liaison, responded to questions regarding female involvement in skateboarding and measures that should be taken to increase the number of girls involved.

MOVED by Councillor Deal  
THAT the Committee recommend to Council

THAT Council approve the retention of the Downtown Skateboard Plaza for an indefinite period, pending other potential needs for this street space, and on similar conditions as previously approved, with current resources for site management remaining in place.

CARRIED UNANIMOUSLY

## 6. Climate Change (VanRIMS No. 11-2000-14)

At its meeting immediately following the Standing Committee on Planning and Environment meeting on February 15, 2007, Council referred a motion on Climate Change to the next available Standing Committee on Planning and Environment to hear from speakers.

The following delegates spoke in favour of the motion:

Bonnie Fenton  
Alex Boston (*brief distributed - on file in the City Clerk's Office*)  
Bharbara Gudmundson  
Rob Bennett, Clinton Foundation  
Jordan Dobrikan

Their comments included:

- current concerns about environment;
- Vancouver residents want to do something and want to know politicians are doing something;
- need to recognize there may be consequences before change is implemented;
- hope it doesn't come down to an argument over cost;
- climate protection is a convenient opportunity in the face of an inconvenient truth;

- need to link disparate activities and provide funding;
- concerns with hopper juice; and
- need to deal with greenhouse warming.

Tom Osdoba and Sean Pander, both from the Sustainability Office, responded to questions regarding implementation of speakers' suggestions.

MOVED by Mayor Sullivan

THAT the Committee conclude the hearing of speakers and make a decision on this item.

CARRIED UNANIMOUSLY

MOVED by Councillor Deal

THAT the Committee recommend to Council

WHEREAS

1. The Fourth Assessment Report of the Intergovernmental Panel on Climate Change (IPCC) states:
  - That eleven of the past twelve years rank among the twelve warmest years since 1850;
  - That warming of the global climate is "unequivocal",
  - That "it is very likely that anthropogenic greenhouse gas increases caused most of the observed increase in globally averaged temperatures since the mid-20<sup>th</sup> century"
  - And that "climate processes, feedbacks, and their timescales imply that anthropogenic warming and sea level rise would continue for centuries even if greenhouse gas concentrations were to be stabilized".
2. The coast of British Columbia has seen its temperature rise by 0.6% over the past 100 years;
3. The Environment Protection Division of the BC Ministry of the Environment stated that the sea level has increased during the 20<sup>th</sup> century at a rate 10 times faster than the previous 3,000 years.
4. A sea-level rise would result in increased coastal erosion, flooding, and a resulting loss of coastal wetlands.
5. Sea-level rise threatens drainage, sewer and other coastal infrastructure.
6. The economic importance of both the Port of Vancouver and Vancouver's recreational/residential waterfront makes Vancouver especially vulnerable to impacts from sea-level rise in combination with storm surge events resulting



from global climate change.

7. Through the Cool Vancouver Task Force, Community Climate Change Action Plan and establishment of the Sustainability Group, the City of Vancouver has taken a leadership role in committing to actions which will reduce greenhouse gas emissions, and that such actions include numerous steps that save people and businesses money, support sustainable economic development, and contribute to leadership in urban sustainability.
8. Other major cities such as London, England are making significant investments in infrastructure adaptations in anticipation of rising sea levels.

THEREFORE BE IT RESOLVED THAT

1. Council direct staff to examine potential impacts of climate change on the City of Vancouver infrastructure, including stormwater and sewage systems, seawalls and foreshore development, coordinating these investigations in partnership with the Port of Vancouver, the Greater Vancouver Regional District and the Lower Mainland Local Government Association.
2. Council direct staff to report back, through regular capital planning programs, with recommendations for measures which could be taken to minimize these impacts, including targets, timelines and budgets, when appropriate.
3. In light of IPCC findings, Council direct staff to begin planning significant reduction target beyond 2012, in partnership with provincial greenhouse gas emission reduction targets, and considering the eventual goal of a carbon-neutral city.
4. Council request the Mayor send a letter to the Premier of British Columbia and the Prime Minister of Canada requesting that they commit to important and meaningful reductions in greenhouse gas emissions, both consistent with the Kyoto Accord and to long-term reduction targets.
5. Council direct staff to integrate climate change goals with ecodensity and related initiatives and communication, including easy accessibility to the City's greenhouse gas reduction programs on the City's website.

The Committee requested to separate part 4 of the resolves in the vote.

- PART 1      Council direct staff to examine potential impacts of climate change on the City of Vancouver infrastructure, including stormwater and sewage systems, seawalls and foreshore development, coordinating these investigations in partnership with the Port of Vancouver, the Greater Vancouver Regional District and the Lower Mainland Local Government Association.

PART 2 Council direct staff to report back, through regular capital planning programs, with recommendations for measures which could be taken to minimize these impacts, including targets, timelines and budgets, when appropriate.

PART 3 In light of IPCC findings, Council direct staff to begin planning significant reduction target beyond 2012, in partnership with provincial greenhouse gas emission reduction targets, and considering the eventual goal of a carbon-neutral city.

PART 5 Council direct staff to integrate climate change goals with ecodensity and related initiatives and communication, including easy accessibility to the City's greenhouse gas reduction programs on the City's website.

#### CARRIED UNANIMOUSLY

PART 4 Council request the Mayor send a letter to the Premier of British Columbia and the Prime Minister of Canada requesting that they commit to important and meaningful reductions in greenhouse gas emissions, both consistent with the Kyoto Accord and to long-term reduction targets;

#### LOST

(Councillors Ball, Capri, Ladner, Lee and Mayor Sullivan opposed)

#### FINAL MOTION AS APPROVED

#### WHEREAS

1. The Fourth Assessment Report of the Intergovernmental Panel on Climate Change (IPCC) states:
  - That eleven of the past twelve years rank among the twelve warmest years since 1850;
  - That warming of the global climate is "unequivocal",
  - That "it is very likely that anthropogenic greenhouse gas increases caused most of the observed increase in globally averaged temperatures since the mid-20<sup>th</sup> century"
  - And that "climate processes, feedbacks, and their timescales imply that anthropogenic warming and sea level rise would continue for centuries even if greenhouse gas concentrations were to be stabilized".
2. The coast of British Columbia has seen its temperature rise by 0.6% over the past 100 years.
3. The Environment Protection Division of the BC Ministry of the Environment stated that the sea level has increased during the 20<sup>th</sup> century at a rate 10 times faster than the previous 3,000 years.

4. A sea-level rise would result in increased coastal erosion, flooding, and a resulting loss of coastal wetlands.
5. Sea-level rise threatens drainage, sewer and other coastal infrastructure.
6. The economic importance of both the Port of Vancouver and Vancouver's recreational/residential waterfront makes Vancouver especially vulnerable to impacts from sea-level rise in combination with storm surge events resulting from global climate change.
7. Through the Cool Vancouver Task Force, Community Climate Change Action Plan and establishment of the Sustainability Group, the City of Vancouver has taken a leadership role in committing to actions which will reduce greenhouse gas emissions, and that such actions include numerous steps that save people and businesses money, support sustainable economic development, and contribute to leadership in urban sustainability.
8. Other major cities such as London, England are making significant investments in infrastructure adaptations in anticipation of rising sea levels.

THEREFORE BE IT RESOLVED THAT

1. Council direct staff to examine potential impacts of climate change on the City of Vancouver infrastructure, including stormwater and sewage systems, seawalls and foreshore development, coordinating these investigations in partnership with the Port of Vancouver, the Greater Vancouver Regional District and the Lower Mainland Local Government Association.
2. Council direct staff to report back, through regular capital planning programs, with recommendations for measures which could be taken to minimize these impacts, including targets, timelines and budgets, when appropriate.
3. In light of IPCC findings, Council direct staff to begin planning significant reduction target beyond 2012, in partnership with provincial greenhouse gas emission reduction targets, and considering the eventual goal of a carbon-neutral city.
4. Council direct staff to integrate climate change goals with ecodensity and related initiatives and communication, including easy accessibility to the City's greenhouse gas reduction programs on the City's website.

The Committee adjourned at 6:35 p.m.

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## CITY OF VANCOUVER

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

MARCH 1, 2007

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, March 1, 2007, at 6:35 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 Elizabeth Ball  
Councillor David Cadman  
Councillor Kim Capri  
Councillor George Chow  
Councillor Heather Deal  
Councillor Peter Ladner  
Councillor B.C. Lee  
Councillor Raymond Louie

**ABSENT:** Councillor Suzanne Anton (Leave of Absence - Civic Business)  
Councillor Tim Stevenson (Leave of Absence - Civic Business)

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

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

#### "IN CAMERA" MEETING

MOVED by Councillor Cadman  
SECONDED by Councillor Ball

THAT Council will go into a meeting later this day which is closed to the public, pursuant to Section 165.2(1) of the Vancouver Charter, to discuss matters related to paragraph(s):

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;

- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED UNANIMOUSLY

#### COMMITTEE OF THE WHOLE

MOVED by Councillor Lee  
SECONDED by Councillor Cadman

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 March 1, 2007

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

1. Presentation: Vancouver Port Authority
2. 3115 East Georgia Street - Warning to Prospective Purchasers
3. Proposed Amendment to Subdivision By-law No. 5208 - Reclassification of Properties at 5421 and 5445 Fleming Street From Category B to Category A of Schedule A, Table 1 of Subdivision By-law No. 5208.
4. Regulation and Service Improvements Affecting Small Businesses
5. Downtown Skateboard Plaza: Review of Two Year Trial Period
6. Climate Change

Items 1 to 6

MOVED by Councillor Louie

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of March 1, 2007, as contained in items 1 to 6, be approved.

CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Capri

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Ladner

SECONDED by Councillor Lee

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

CARRIED UNANIMOUSLY

**MOTIONS**

A. Administrative Motions

None.

B. Motions on Notice

Council postponed consideration of the following Motions on Notice to the Regular Council meeting on March 13, 2007:

1. **United We Can Recycling Depot (VanRIMS No. 13-6000-50)**
2. **Municipal By-Law Fine Collection (VanRIMS No. 08-4200-01)**

The Council adjourned at 6:37 p.m.

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