

REPORT TO COUNCIL



STANDING COMMITTEE OF COUNCIL ON PLANNING AND ENVIRONMENT

MAY 3, 2007

A Regular Meeting of the Standing Committee of Council on Planning and Environment was convened on Thursday, May 3, 2007, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall. The Committee was subsequently recessed at 2:01 p.m., and reconvened at 2:40 p.m.

PRESENT:

- Councillor Kim Capri, Chair
- *Mayor Sam Sullivan
- Councillor Suzanne Anton, Vice-Chair
- *Councillor Elizabeth Ball
- Councillor David Cadman
- 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: Laura Kazakoff, 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 April 5, 2007, were adopted.

RECOMMENDATION

1. **2010 Collaboration Protocol - Tourism Vancouver and City of Vancouver**
(VanRIMS 01-5200-10)

The Committee had before it an Administrative Report dated March 27, 2007, in which the General Manager of Olympic and Paralympic Operations recommended approval of a Collaboration Protocol between Tourism Vancouver and the City of Vancouver which lays out a program of shared responsibilities which will assist in maximizing tourism opportunities for Vancouver in the regional, national and international marketplace through the city's role as Host City for the 2010 Winter Games.

Dave Rudberg, General Manager of Olympic and Paralympic Operations, reviewed the report and advised one of the biggest benefits of hosting the games is in the area of tourism and it is very important to leverage a coordinated strategy with organizations like Tourism Vancouver.

Rick Antonson, President and CEO, Tourism Vancouver, spoke in support of the recommended 2010 Collaboration Protocol and stressed the importance of a collaborative approach in the delivery of services leading up to and during the 2010 games. He noted this agreement is about the City and Tourism Vancouver working together to achieve common goals, as they already do in many areas and which always brings shared success.

MOVED by Councillor Deal
THAT the Committee recommend to Council

- A. THAT Council approve the 2010 Collaboration Protocol between Tourism Vancouver and the City of Vancouver, attached as Appendix A to the Administrative Report dated March 27, 2007, entitled "2010 Collaboration Protocol - Tourism Vancouver and City of Vancouver", which lays out mutual expectations in supporting our collective efforts to maximize tourism opportunities in the periods before, during and after the 2010 Winter Games.
- B. THAT the 2010 Collaboration Protocol be substantially on the terms set out in the attachment to the Administrative Report dated March 27, 2007, entitled "2010 Collaboration Protocol - Tourism Vancouver and City of Vancouver" as well as such other terms and conditions as may be satisfactory to the General Manager of Olympic and Paralympic Operations and the Director of Legal Services.
- C. THAT the City Manager be authorized to sign the 2010 Collaboration Protocol on the City's behalf.
- D. THAT no legal rights or obligations will be created by the adoption by Council of A, B and C above, nor will any legal rights or obligations be created by the execution and delivery by the City Manager of the 2010 Collaboration Protocol.

CARRIED UNANIMOUSLY

2. Northeast False Creek - High Level Review (VanRIMS 11-2000-11)

The Committee had before it a Policy Report dated March 29, 2007, in which the Assistant Director of Current Planning, in consultation with the General Manager of Engineering Services, Director of the Housing Centre, General Manager of Parks and Recreation, Director of Social Planning, Managing Director of Cultural Services and Director of Budget Services, recommended approval of a Terms of Reference, budget and staffing for a High Level Review for Northeast False Creek. Also recommended were conditions under which a rezoning of Area 5B might be considered in parallel with the High Level Review, while ensuring that it would not jeopardize or contradict likely outcomes of the Review. The General Manager of Community Services and the City Manager recommended approval.

Brent Toderian, Director of Planning, provided an overview of the areas which would be subject to the proposed High Level Review, and noted it would provide a policy framework under which future rezoning applications would be considered.

Michael Gordon, Senior Planner, Downtown Group, summarized the staff recommendations and reviewed the boundaries of Northeast False Creek, which would be the subject of the proposed High Level Review.

Mr. Toderian and Mr. Gordon, along with Lon LaClaire, Strategic Transportation Planning Engineer, Trish French, Assistant Director of Current Planning, and Brent MacGregor, Deputy City Manager, responded to questions regarding community amenities and CACs, the rationale for recommending consideration of a rezoning application for Area 5B concurrent with the High Level Review, ownership of parcels, correlation of the Review with the Metro Core Study and Eco-Density, and status of park delivery and delays in that regard. Staff also responded to questions concerning the Review timeline and the Area 5B owners' request for a 60 day delay in consideration of the Policy Report.

Patsy McMillan, Citygate Community Group, and John McBride, False Creek South Neighbourhood Association, expressed concern with regard to the public consultation process. Their comments included:

- resident groups were not notified of this report coming to Council;
- request that a rezoning application for Area 5B not be considered until Area 6C has been completed;
- the community is park deficient; concern expressed about delays in the delivery of Creekside Park;
- request the proposed timeline for the Review be revised to introduce public consultation at Step 2, rather than Step 6.

James Cheng, representing the owners of Plaza of Nations, spoke in support of the recommendations, and noted they would not object to a postponement in Council's decision, as long as the overall timeline was not affected.

Matt Meehan, Concord Pacific, provided clarification regarding their rezoning application for Area 5B, and noted the delivery of Creekside Park is only dependent on the development of Area 6C. Mr. Meehan advised Concord Pacific supports the proposed Review; however, requests a 60 day postponement in order to allow stakeholders to work together with City staff to provide clarity on the proposed Terms of Reference and to achieve consensus among the landowners.

During the hearing of the foregoing speakers, staff responded to questions regarding concerns raised.

MOVED by Councillor Anton

THAT the Committee recommend to Council

- A. THAT City Council approve undertaking the Northeast False Creek High Level Review, generally in accordance with the Terms of Reference in Appendix A to the Policy Report dated March 29, 2007, entitled "Northeast False Creek - High Level Review".
- B. THAT City Council approve a budget of \$433,000 for the High Level Review, including three temporary staff positions (a Planner 2 (12 months), a Civil Engineer 2 (12 months) and a Planning Assistant 3 (12 months), subject to classification by the General Manager of Human Resources), and other program components to undertake this work, as outlined in Appendix B to the Policy Report dated March 29, 2007, entitled "Northeast False Creek - High Level Review", noting that funding is available from existing sources.
- C. THAT Council confirms its willingness to consider a rezoning application for Area 5B in parallel with the High Level Review, provided that it meets the conditions set out in the Policy Report dated March 29, 2007, entitled "Northeast False Creek - High Level Review".

amended

AMENDMENT MOVED by Councillor Cadman

THAT the motion be amended by adding the following:

- D. THAT \$10,000 be added to the budget for the High Level Review to allow for additional public consultation to occur earlier in the process, source of funds to be Contingency Reserve.

CARRIED UNANIMOUSLY

The amendment having carried, the motion, as amended was put and CARRIED with Councillor Cadman opposed to C.

3. Downtown South Public Benefits Strategy for 2007-2021 and Amendment to Development Cost Levy By-law (VanRIMS 02-3000-11)

The Committee had before it a Policy Report dated April 17, 2007, in which the Director of Planning in consultation with the General Manager of Engineering Services, the Director of the Housing Centre, the General Manager of Parks and Recreation and the Director of Social Planning, presented an updated Public Benefits Strategy for Downtown South which is intended to ensure that as the area continues to develop, the community will receive a variety of amenities to serve the needs of the area residents and the loss of affordable housing in the area will be replaced. Also recommended was adoption of a new Development Cost Levy (DCL) allocation and an increase in the DCL rate. The General Manager of Community Services recommended approval.

The City Manager noted the normal grace period for implementation of DCL rate increases was 12 months, and recommended revising recommendations B and D to reflect 12 months. With that change, the City Manager recommended approval.

Also before the Committee was a letter dated May 2, 2007, from the General Manager of Parks and Recreation, forwarding the Park Board's motion of support in regard to the Downtown South Park Strategy for 2007-2021 and Amendments to Development Cost Levy By-law.

David Ramslie, Planner, Downtown Group, reviewed the recommendations and provided a rationale for the proposed DCL rate increase and 18 month grace period.

Mr. Ramslie, along with Trish French, Assistant Director of Current Planning, and Brent Toderian, Director of Planning, responded to questions regarding the proposed 18 month grace period, demographics of the Downtown South area, and current DCL rates.

MOVED by Councillor Louie
THAT the Committee recommend to Council

- A. THAT Council approve the 2007 to 2021 Downtown South Public Benefits Strategy generally as described in the Policy Report dated April 17, 2007, entitled "Downtown South Public Benefits Strategy for 2007-2021 and Amendment to Development Cost Levy By-law" and summarized in Figure 3 of that report.
- B. THAT Council approve an increase in the Development Cost Levy (DCL) rate for the Downtown South DCL Area from \$9.50 per square foot (\$102.26 per square meter) to \$13.00 per square foot (\$139.93 per square meter), and a grace period of eighteen months be provided from the date of Council approval before this rate increase comes into effect.
- C. THAT Council approve revised allocation of DCL proceeds in the following manner: Replacement Housing 42%, Parks 38%, Childcare 13% and Street Improvements 7% to be effective immediately.
- D. THAT the Director of Legal Services be instructed to amend the area specific by-law to implement the revised allocations to take effect immediately, and the increased development cost levy for Downtown South to take effect in 18 months.
- E. THAT staff take the necessary steps to notify the development industry and affected stakeholders upon Council approval of the new Public Benefits Strategy and the accompanying DCL rate increase.
- F. THAT staff continue to investigate alternative strategies and additional sources of funding on an ongoing basis, in order to supply the complete public benefits package.

carried unanimously

THAT staff be directed to investigate the need to expand public benefits strategies to include senior citizen amenities and report back to Council with suggested actions within the various staff members' existing workplans.

lost

AMENDMENT MOVED by Councillor Cadman

THAT B and D be amended to strike out the words "18 months" and insert the words "12 months".

LOST (TIE VOTE)

(Councillors Chow, Deal, Lee, Louie and Stevenson opposed)
(Mayor Sullivan absent for the vote)

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At approximately 6:00 p.m., at the request of the Chair, Committee members discussed how they wished to proceed in regard to the remaining matters to be dealt with.

REFERRAL MOVED by Mayor Sullivan

THAT decision on pending motions on the current matter be referred to the next Regular Council meeting as Unfinished Business; and

FURTHER THAT Council hear from the speakers on Item 4 of the agenda, and refer decision on that matter to the next Regular Council meeting.

amended

AMENDMENT MOVED by Councillor Louie

THAT the referral motion be struck and substituted with the following:

THAT Council conclude the current matter, and hear speakers on Item 4 of the agenda, as per the order of the agenda.

CARRIED UNANIMOUSLY

(Councillor Ball absent for the vote)

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The Committee agreed to separate the vote on the pending motions by Councillor Louie.

THAT the Committee recommend to Council

- A. THAT Council approve the 2007 to 2021 Downtown South Public Benefits Strategy generally as described in the Policy Report dated April 17, 2007, entitled "Downtown South Public Benefits Strategy for 2007-2021 and Amendment to Development Cost Levy By-law" and summarized in Figure 3 of that report.
- B. THAT Council approve an increase in the Development Cost Levy (DCL) rate for the Downtown South DCL Area from \$9.50 per square foot (\$102.26 per square meter) to \$13.00 per square foot (\$139.93 per square meter), and a grace period of eighteen months be provided from the date of Council approval before this rate increase comes into effect.
- C. THAT Council approve revised allocation of DCL proceeds in the following manner: Replacement Housing 42%, Parks 38%, Childcare 13% and Street Improvements 7% to be effective immediately.
- D. THAT the Director of Legal Services be instructed to amend the area specific by-law to implement the revised allocations to take effect immediately, and the increased development cost levy for Downtown South to take effect in 18 months.
- E. THAT staff take the necessary steps to notify the development industry and affected stakeholders upon Council approval of the new Public Benefits Strategy and the accompanying DCL rate increase.
- F. THAT staff continue to investigate alternative strategies and additional sources of funding on an ongoing basis, in order to supply the complete public benefits package.

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote)

THAT the Committee recommend to Council

THAT staff be directed to investigate the need to expand public benefits strategies to include senior citizen amenities and report back to Council with suggested actions within the various staff members' existing workplans.

LOST (TIE VOTE)
(Councillors Anton, Capri, Ladner, Lee and the Mayor opposed)
(Councillor Ball absent for the vote)

4. Arbutus Centre Policy Planning Program (VanRIMS 11-2000-14)

The Committee had before it an Administrative Report dated April 17, 2007, in which the Director of Planning sought Council approval of a policy planning program for the Arbutus Centre to examine the land use and urban design options which would respond to aspirations of the Arbutus Centre owners for mixed use redevelopment as well as issues raised by area residents.

Georgina Spilos (materials filed) spoke in opposition to staff's recommendations and advised this proposal was contrary to the community plan and City planning policies. She expressed concern that this proposal would result in a decrease of retail and commercial space to serve area residents, while increasing the amount of residential, and noted there are no other commercial services within one mile of this site.

Roy Wares, Arbutus Ridge Concerned Citizens Association, advised the association's members had concerns about the planning proposal but as yet did not hold a position on that proposal. He expressed concern regarding the public consultation process and advised the process must be open, transparent and accountable.

Art Phillips and Barbara Lindsay, Larco Investments, spoke in support of staff's recommendations. They requested approval of the planning program, which would afford them an opportunity to work with the community to come up with a plan that can be embraced by all, and noted the intention was for an open and transparent process.

MOVED by Mayor Sullivan

THAT the Committee recommend to Council

- A. THAT Council endorse a planning program for the Arbutus Centre, outlined in Appendix A of the Administrative Report dated April 17, 2007, entitled "Arbutus Centre Policy Planning Program", to undertake a public policy review process to consider and bring forward for Council adoption policies developed with reference to the Arbutus Ridge Kerrisdale Shaughnessy (ARKS) Neighbourhood Vision to guide re-planning of Arbutus Centre and provide a basis for assessing future rezoning proposals.
- B. THAT staff resources contained in Appendix B of the Administrative Report dated April 17, 2007, entitled "Arbutus Centre Policy Planning Program", and estimated associated cost recovered budget of \$397,000 contained in Appendix C of that report be approved to complete policy planning for Arbutus Centre; and

FURTHER THAT, consistent with City cost recovery policy, Council accept a policy phase contribution of \$397,000 from owners of Arbutus Centre to fully cover these costs.

CARRIED UNANIMOUSLY
(Councillors Deal and Stevenson absent for the vote)

The Committee adjourned at 6:40 p.m.

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CITY OF VANCOUVER

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

MAY 3, 2007

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, May 3, 2007, at 6:40 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 Peter Ladner
Councillor B.C. Lee
Councillor Raymond Louie

ABSENT: Councillor Heather Deal
Councillor Tim Stevenson

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

CITY CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Anton
SECONDED by Councillor Chow

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
May 3, 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. 2010 Collaboration Protocol - Tourism Vancouver and City of Vancouver
2. Northeast False Creek - High Level Review
3. Downtown South Public Benefits Strategy for 2007-2021 and Amendment to Development Cost Levy By-law
4. Arbutus Centre Policy Planning Program

Items 1-4

MOVED by Councillor Lee

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of May 3, 2007, as contained in items 1-4, be approved.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Ball

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 Cadman

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

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. YWCA Women of Distinction Awards (VanRIMS 08-3000-11)

Councillor Capri advised that Bonnie Fenton, Chair of the City of Vancouver's Bicycle Advisory Committee, has been nominated for a YWCA Women of Distinction award under the Community Building category.

The Council adjourned at 6:45 p.m.

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