



REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND ENVIRONMENT

MAY 17, 2007

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, May 17, 2007, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Kim Capri, Chair
Mayor Sam Sullivan*
Councillor Suzanne Anton, Vice-Chair
Councillor Elizabeth Ball
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: Judy Rogers, City Manager
Brent MacGregor, Deputy City Manager

CITY CLERK'S OFFICE: Nicole Ludwig, 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 19, 2007, were adopted.

RECOMMENDATION

1. **Strata Title conversion - 2665 West Broadway "The Maguire Building"**
(VanRIMS No.: 11-3400-30)

The Committee had before it an Administrative Report dated April 3, 2007, in which the Subdivision Approving Officer in consultation with the Director of the Housing Centre recommended the application to convert the previously occupied building ("The Maguire Building") at 2665 West Broadway to strata title ownership be refused. The General Manager of Community Services supported the recommended refusal.

Rick Scobie, Subdivision Approving Officer, and Cameron Gray, Director of the Housing Centre, reviewed the report, noting the history of the building, and provided a comparison with other applications. He explained the reasoning for staff's recommendation, the current

rental situation in Vancouver, and reviewed concerns with the potential loss of rental housing.

Messrs. Gray and Scobie responded to questions regarding calculation of housing levels, rental uptake, the negotiation process, when staff would return to Council and rental restrictions in strata titles.

Chuck Brook, Brook and Associates, spoke against staff recommendations noting there are few buildings of condominium quality that are not stratas. He advised any money in the deal could be applied to much-needed housing and noted there will be rentals at the building.

MOVED by Councillor Anton
THAT the Committee recommend to Council

THAT Council indicate a willingness to support the application to convert the occupied building at 2665 West Broadway (Lot A, Block 19, District Lot 192, Group 1 NWD, Plan BCP5860) to strata title ownership, subject to further negotiations between the City and the applicant.

carried

AMENDMENT MOVED by Councillor Louie

THAT the following be added following the word "applicant":

with a goal of attaining a duration of required rental restriction.

LOST

(Councillors Anton, Ball, Capri, Ladner and Lee opposed, and Mayor Sullivan absent for the vote)

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

2. 1628 Station Street - Extension of Building Permit (VanRIMS No.: 11-4200-01)

The Committee had before it an Administrative Report, dated April 16, 2007, in which the Chief Building Official, in consultation with the Director of City Plans presented Council with two options for consideration regarding a request to extend a Building Permit for 1628 Station Street. The General Manager of Community Services recommended refusing a request for a further extension of the building permit, and submitted the option of approving a final extension of the building permit for Council's consideration.

Dave Jackson, Chief Building Inspector and Co-Director of Licenses and Inspections, reviewed the report, noting the license has been renewed several times, and that the building will eventually be beneficial to the City.

David Hall, Angiotech Pharmaceuticals Inc., provided a status report on the building, noting plans for the building have been finalized. He noted at least 100 jobs are expected, and construction should begin shortly.

MOVED by Councillor Louie
THAT the Committee recommend to Council

THAT Council approve a final extension of Building Permit No. BU421214 for 1628 Station Street until April 15, 2008, subject to the site being maintained in a tidy condition, the submission and approval of revised plans complying with the Vancouver Building By-law in effect prior to the commencement of construction, and the continued services of the Certified Professional for the project.

CARRIED UNANIMOUSLY
(Councillor Deal absent for the vote)

3. 2995 Wall Street - Closure and Sale of a Portion of Wall Street, East of Renfrew Street (VanRIMS No.: 13-2000-13)

The Committee had before it an Administrative Report dated May 1, 2007, in which the General Manager of Engineering Services in consultation with the Director of Real Estate Services sought Council authority to close, stop-up and convey a 876 m² portion of Wall Street, east of Renfrew Street, for consolidation with the adjacent Lot 4.

Mike Thompson, City Surveyor, reviewed the report, gave an overview of the area, noted that design principles are accommodated, and responded to questions regarding access to New Brighton Park and how the final form of development will be determined.

Rob Jenkins, Assistant Director of Current Planning Initiatives, provided a history of the development, noting the role of the Development Permit Board, the applicant is ready to return to the Development Permit Board, and community concerns over proceeds of the sale.

The following delegations spoke in opposition to staff's recommendations:

Frances Moorcroft
Randy Raine-Reusch
David Bornman
Gretchen Harlow
Ch'an Cede
Barbara Fousek
Ed Shaw
Robert Pearson
Harry Mah
Maryquinn Rafferty

Their comments included:

- land is too close to the railway; development will be negatively affected by the noise from the railway;
- low frequency waves produced by railway are detrimental to health of some individuals;
- Development Permit Board rejected application in 2006;
- decision should be based on zoning, livability, density and leadership;
- conflicts with Hastings-Sunrise Community vision;
- Wall Street is a designated greenway that is undeveloped and is supposed to be bumped up in priority;
- decision today will have a direct impact on building mass, number of units, and quality of life;
- site looks directly to New Brighton Park and has excellent views; it would be possible to put a pedestrian overpass from the residential area to the park;
- current traffic is heavy; additional cars in the area would be detrimental to the neighbourhood;
- prefer a greenbelt as noted in the ecodensity flyer;
- proceeds should go to public realm; prices should be in line with market values; and
- morally wrong to sell off property to more density.

Throughout the hearing of speakers, Mr. Jenkins along with Rick Scobie, Co-Director of Development Services, Scot Hein, City Plans, and Scott Edwards, Manager of Greenways and Neighbourhood Transportation, responded to questions regarding zoning, the Trans Canada Trail, greenways initiatives, density, ownership of the land, and the public process.

MOVED by Councillor Ladner

THAT the Committee recommend to Council

THAT Council close, stop-up and convey to the abutting owner the 876 m² portion of road adjacent to 2995 Wall Street (legally described as [PID: 009-091-807]; Lot 4 Block U District Lot 1216 Town of Hastings Plan 21509), as shown outlined in bold on the plan attached as Appendix "A" to the Administrative Report dated May 1, 2007, entitled "2995 Wall Street - Closure and Sale of a Portion of Wall Street, East of Renfrew Street", with the owner to pay \$556,311.00 plus GST if applicable in accordance with the recommendation of the Director of Real Estate Services, subject to the terms and conditions as noted in Appendix "B" of the aforementioned report, and that the sale proceeds be credited to the Property Endowment Fund (PEF).

CARRIED

(Councillors Chow, Deal, Louie and Stevenson opposed)

4. Progress Report on Vancouver Green Building Strategy (VanRIMS No.: 11-2000-14)

The Committee had before it a Policy Report dated April 20, 2007, in which the General Manager of Engineering Services and the Manager of the Sustainability Group, in consultation with the Chief Building Official, Director of Planning and the Co-Directors of Development

Services updated Council with regards to the status and projected timeline to completion of the Vancouver Green Building Strategy.

Will Johnston, Deputy Chief Building Official, reviewed the report, noting the role and work of the interdepartmental steering committee, and that it is a made-in-Vancouver project. Mr. Johnston, along with Sean Pander, Climate Change Program Manager, responded to questions regarding energy emissions and use of technology for reducing emissions, the public realm, environmental standards, and the status of Vancouver in terms of emissions counts.

The following delegations spoke in general favour of staff's recommendations:

Ron Kato, Architectural Institute of British Columbia
Ian Theaker, Canada Green Building Council

The foregoing speakers noted a need to act, a desire to assist with developing best practice guidelines, a need for serious time and resource commitment from managers, encouragement of private sector to higher levels of performance, and the need for permit inspectors to require building knowledge.

MOVED by Councillor Ladner
THAT the Committee recommend to Council

- A. THAT Council receive this update and endorse the development of the recommended By-law amendments and Zoning Guidelines to enhance the environmental performance of all buildings regulated under Part Three of the Vancouver Building By-law (generally over 3 storeys or greater than 600 m² in building area) as outlined in the Policy Report dated April 20, 2007, entitled "Progress Report on Vancouver Green Building Strategy".
- B. THAT the Green Building Steering Committee develop options and recommendations for future scope, approach, staffing and resourcing for coordinating and broadening Vancouver's green building and infrastructure strategy (beyond the By-law changes described in the Policy Report dated April 20, 2007, entitled "Progress Report on Vancouver Green Building Strategy"); and report back to Council.
- C. THAT Council direct the Director of Development Services, in consultation with the Directors of Real Estate Services and Financial Planning to review signing the Vancouver Valuation Accord, designed by the world valuation professions to strengthen the linkages between the economic, environmental and social performance, and report back to Council through the Green Building Steering Committee on the suitability of Vancouver's participation as part of its next report to Council on the Green Building Strategy.

CARRIED UNANIMOUSLY

5. Lease Subsidy Program (VanRIMS No.: 11-2000-14)

The Committee had before it an Administrative Report dated March 30, 2007, in which the General Managers of Community Services and Corporate Services in consultation with the Director of Legal Services recommended Council approve the Lease Subsidy Program and negotiate an agreement with Building Opportunities with Business Inner City Society ("BOB") to administer the program with revised terms of reference. The City Manager recommended approval.

Nathan Edelson, Downtown Eastside Group, reviewed the report, noting that revitalization is beginning in the Downtown Eastside and that a number of changes are built into the program. Mr. Edelson responded to questions regarding the types of businesses that can apply, comparison of rents in other areas and whether low rents in the neighbourhood will naturally attract new businesses.

The following delegations spoke in general favour of staff's recommendations:

David LePage
Caryn Duncan, Vancouver Women's Health Collective
Heather O'Hara, Potluck Café Society
Norm Silins, Building Opportunities with Business (BOB)

Their comments included:

- this is an opportunity for non-profits to become more self-sustaining;
- many businesses in the area require administrative support as well as retail space; and
- provided an overview of BOB.

Throughout the hearing of speakers, Mr. Edelson, along with Annette Klein, Director of Budgets, responded to questions regarding changes from previous incarnations of the program, capital budget for the Downtown Eastside, reporting functions and decision-making, and whether there is any survey on the types of social enterprises that will help guide the area.

MOVED by Councillor Deal

THAT the Committee recommend to Council

- A. THAT Council approve the Downtown Eastside Lease Subsidy Program at a total cost of \$670,000, as outlined in the Administrative Report dated March 30, 2007, entitled "Lease Subsidy Program"; source of funds to be \$186,000 carried forward from the 2000-02 Capital Plan, \$100,000 from the 2006 Capital Budget for the Downtown Eastside, and the balance to be provided from the Downtown Eastside Program subject to approval of the 2008 Capital Budget.
- B. THAT the City enter into an agreement with Building Opportunities with Business

Inner City Society ("BOB") to administer the Lease Subsidy Program generally in accordance with the terms set out in Appendices A and B of the Administrative Report dated March 30, 2007, entitled "Lease Subsidy Program" and such other provisions as considered appropriate by the Director of Legal Services in consultation with the General Managers of Community Services and Corporate Services, it being understood that no legal relations are hereby created and none shall arise hereunder until the agreement is drawn to the satisfaction of the Director of Legal Services and executed by her on behalf of the City.

- C. THAT staff complete an evaluation of the Lease Subsidy Program in consultation with BOB and community stakeholders, and report to Council by the end of 2010 on the effectiveness of the Program with a recommendation as to whether the Program should be extended, subject to funding availability.

referred

MOVED by Councillor Anton

THAT discussion and decision on this item be postponed to the Council meeting following the Standing Committee on City Services and Budgets meeting on May 24, 2007.

CARRIED UNANIMOUSLY

The Committee adjourned at 5:59 p.m.

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

MAY 17, 2007

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, May 17, 2007, at 7:32 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 Kim Capri
Councillor Heather Deal
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Stevenson

ABSENT: Councillor David Cadman (Leave of Absence - Civic Business)
Councillor George Chow
Councillor B.C. Lee

CITY CLERK'S OFFICE: Nicole Ludwig, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner
SECONDED by Councillor Stevenson

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 17, 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. Strata Title conversion - 2665 West Broadway "The Maguire Building"

2. 1628 Station Street - Extension of Building Permit
3. 2995 Wall Street - Closure and Sale of a Portion of Wall Street, East of Renfrew Street
4. Progress Report on Vancouver Green Building Strategy
5. Lease Subsidy Program

Items 1 to 5

MOVED by Councillor Louie

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of Thursday, May 17, 2007, as contained in items 1 to 5, 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 Ball
SECONDED by Councillor Capri

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

CARRIED UNANIMOUSLY

The Council adjourned at 7:34 p.m.

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