



REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND ENVIRONMENT

JULY 12, 2007

A Regular Meeting of the Standing Committee of Council on Planning and Environment was convened on Thursday, July 12, 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 Tim Stevenson

ABSENT: Councillor David Cadman
Councillor Raymond Louie

CITY MANAGER'S OFFICE: Judy Rogers, City Manager
James Ridge, 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 recessed at 2:01 p.m. and reconvened at 7:18 p.m.

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VARY AGENDA

The Committee agreed to vary the agenda in order to deal with item 6 first. The minutes are recorded in numerical order for ease of reference.

ADOPTION OF MINUTES

The Minutes of the Standing Committee on Planning and Environment meeting of June 14, 2007, were adopted.

RECOMMENDATION

1. 3357 Point Grey Road Development Application Number DE411340 (VanRIMS No.: 11-1200-01)

The Committee had before it an Administrative Report dated June 26, 2007, in which the Director of Planning sought Council's advice on a development application to construct a new single family dwelling on the site at 3357 Point Grey Road that requires the special consideration of the Director of Planning for a relaxation of the minimum site area. The General Manager of Community Services submitted for Council's consideration the choice of favouring approval or not favouring approval of the development application.

Bill Boons, Development Services, reviewed the report and responded to questions regarding neighbourhood consultation, encroachment, boundaries, City policy on acquiring land along the shoreline and the rationale for bringing these applications to Council.

The following delegations spoke against Council favouring the application:

Jim Lehto (*brief distributed - on file in the City Clerk's Office*)
David Lin
Helena Yeung-Lin
Alex Mordo (*photographs circulated - on file in the City Clerk's Office*)

Their comments included:

- urge Council to not be in favour of the application;
- submission of alternate considerations;
- importance of views in the area and a setback is needed to save the view; and
- concerns with permit process.

Throughout the hearing of speakers, Mr. Boons responded to questions regarding building lines, encroachment and setbacks.

MOVED by Councillor Ladner
THAT the Committee recommend to Council

THAT the Director of Planning be advised that Council would be in favour of approval of Development Application Number DE411340 for the construction of a new single-family dwelling at 3357 Point Grey Road.

CARRIED UNANIMOUSLY
(Councillor Anton absent for the vote)

2. Strata Title Conversion - 2665 West Broadway: The Maguire Building
(VanRIMS No.: 11-3400-30)

The Committee had before it an Administrative Report dated June 25, 2007, in which the Director of the Housing Centre, in consultation with the Subdivision Approving Officer, presented mitigation options for Council's consideration in return for approval of the conversion 2665 West Broadway from unstratified rental to strata title ownership. The General Manager of Community Services recommended approval of the conversion, and submitted three mitigation options for Council's consideration.

MOVED by Councillor Deal
THAT the Committee recommend to Council

THAT the application to convert the occupied building at 2665 West Broadway (Lot A, Block 19, District Lot 192, Group 1 NWD, Plan BC5860) to strata title ownership be approved subject to a contribution of \$540,000 to the City's Affordable Housing Fund, as offered by the applicant, noting that no legal rights or obligations will arise or be created until all the necessary legal documents have been fully executed on terms and conditions to the satisfaction of the Director of Legal Services.

CARRIED UNANIMOUSLY
(Councillors Anton absent for the vote)

3. 3624 Fraser Street - Unit 400 - Royal Canadian Legion Collingwood Branch No. 48
Liquor Primary Liquor Licence (VanRIMS No.: 11-4600-22)

The Committee had before it an Administrative Report dated June 8, 2007, in which the Chief Licence Inspector presented, on behalf of the Royal Canadian Legion Collingwood Branch No. 48, an application for a 95 person total capacity Liquor Primary Liquor License (Liquor Establishment Class 2) in Unit 400 at 3624 Fraser Street. The General Manager of Community Services submitted the option of endorsing or not endorsing the application for Council's consideration.

Paul Teichroeb, Chief License Inspector, reviewed the report and explained why it is before Council, and responded to questions regarding the applicant, previous liquor license at this address, public consultation and neighbourhood concerns.

Phil Luniw, Royal Canadian Legion Collingwood Branch No. 48, spoke in favour of the application, provided an overview of the Legion's activities in the community and noted that a liquor license will enable the Legion to continue working in the community as it generates necessary funds for these activities.

The following delegations spoke in opposition to the liquor licence:

Kelly Talayco (*brief distributed - on file in the City Clerk's Office*)
John Talayco
Greg Alstadt

Their comments included:

- application should be considered in the context of an endangered neighbourhood;
- excessive noise will degrade the neighbourhood;
- need to ask ICBC about crime in the area; and
- the building itself has many issues.

Teresa McAuley spoke in favour of the liquor license, noting people who signed the petition against it were not aware it was against a branch of the Legion.

Throughout the hearing of speakers, Mr. Teichroeb responded to questions regarding the type of license, public consultation, security issues and the cancellation of the previous license.

MOVED by Councillor Stevenson
THAT the Committee recommend to Council

THAT Council, having considered the opinion of area residents and business operators of the community as determined by neighbourhood notifications, the proximity of residential developments, potential noise impacts and relevant Council policy as outlined in the Administrative Report dated June 8, 2007, entitled "3624 Fraser St Unit 400 - Royal Canadian Legion Collingwood Branch No. 48 - Liquor Primary liquor licence", endorse the application by the Royal Canadian Legion Collingwood Branch No. 48 for a Liquor Primary liquor licence (Liquor Establishment Class 2) in Unit 400 at 3624 Fraser Street subject to:

- i. A maximum total capacity of 95 persons;
- ii. Hours of operation limited to 10:00 a.m. to 12:00 a.m., Monday to Thursday; 11:00 a.m. to 1:00 a.m., Friday and Saturday; and 11:00 a.m. to 12:00 a.m. on Sunday; and
- iii. A signed Good Neighbour Agreement prior to business licence issuance.

CARRIED UNANIMOUSLY

4. Future Neighbourhood Centres Planning (VanRIMS No: 11-2000-14)

The Committee had before it an Administrative Report dated June 6, 2007, in which the Director of Planning in consultation with the General Manager of Engineering Services recommended the Main Street Area in and around 16th to 33rd Avenues be the next neighbourhood centre to be planned concurrently with Hastings Sunrise North, and

acknowledged that Capital Plan funding has been an important component of neighbourhood centre planning by providing funds for needed public realm improvements. The General Manager of Community Services recommended approval.

Louise Seto spoke in favour of the recommendations in the report, noting increased density will make the neighbourhood safer and suggested an extra planning team be hired to facilitate implementation of different housing types already in neighbourhood visions.

Michael White, Community Planning, and Kathleen Kern, Neighbourhood Centres, responded to questions regarding staffing needs, planning process, property taxes, tax averaging, housing directions and the role of ecodensity.

MOVED by Councillor Anton

THAT the Committee recommend to Council

- A. THAT Council approve undertaking planning for the Main Street Neighbourhood Centre, as identified in the Riley Park South Cambie Community Vision, and generally in accordance with the approved 2002 Terms of Reference for Neighbourhood Centres Planning.
- B. THAT Council instruct staff to report back in early 2009 on the priorities for planning the remaining neighbourhood centres at the completion of this round of centres planning.
- C. THAT Council instruct staff to seek opportunities to incorporate ideas emerging from the EcoDensity Initiative to help create denser and greener neighbourhood centres.

CARRIED UNANIMOUSLY

5. Metro Core Jobs & Economy Land Use Plan: Issues & Directions
(VanRIMS No: 11-2000-12)

At its meeting on July 10, 2007, Vancouver City Council received a report reference on the foregoing matter, and referred the report to the Standing Committee on Planning and Environment Meeting on July 12, 2007, in order to hear from delegations.

Accordingly, the Committee had before it a Policy Report dated June 26, 2007, in which the Director of Planning, in consultation with the General Manager of Engineering Services outlined the proposed overall policy directions, area policy directions and area roles for the Metro Core. The General Manager of Community Services recommended approval.

Bernie Magnan, Vancouver Board of Trade (*brief distributed - on file in the City Clerk's Office*) spoke in general favour of staff's recommendations.

Ronda Howard, Assistant Director, City-Wide and Regional Planning, and Kevin McNaney, Planning (Downtown Group), responded to questions regarding forthcoming information, Burrard Slopes, public consultation and administrative details.

MOVED by Councillor Deal
THAT the Committee recommend to Council

THAT Council adopt the *Metropolitan Core Jobs and Economy Land Use Plan: Issues and Directions Report*, contained in Appendix A of the Administrative Report dated June 26, 2007, to guide further research and development of a Draft Metropolitan Core Jobs and Economy Land Use Plan.

CARRIED UNANIMOUSLY

6. 2007 Survey of Low-Income Housing in the Downtown Core
(VanRIMS No.: 11-2400-10)

At its meeting following the Standing Committee on City Services and Budgets meeting on July 12, 2007, Vancouver City Council postponed this item to the afternoon Standing Committee on Planning and Environment meeting.

Accordingly, the Committee had before it an Administrative Report dated June 26, 2007, in which the Director of the Housing Centre informed Council of the results of the 2007 Survey of Low-Income Housing in the Downtown Core, detailed in the report attached as Appendix A to the foregoing report (limited distribution).

MOVED by Councillor Ladner
THAT the Committee recommend to Council

THAT Council receive the Administrative Report dated June 26, 2007, entitled "2007 Survey of Low-Income Housing in the Downtown Core", for information.

CARRIED UNANIMOUSLY

The Committee adjourned at 9:37 p.m.

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CITY OF VANCOUVER

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

JULY 12, 2007

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, July 12, 2007, at 9:37 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 George Chow
Councillor Heather Deal
Councillor Peter Ladner
Councillor B.C. Lee
Councillor Tim Stevenson

ABSENT: Councillor David Cadman
Councillor Raymond Louie

CITY MANAGER'S OFFICE: Judy Rogers, City Manager

CITY CLERK'S OFFICE: Nicole Ludwig, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Anton
SECONDED by Councillor Ball

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

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Replacement of Self-Contained Breathing Apparatus (SCBA) Used by Vancouver Fire & Rescue Services (VF&RS)

At its meeting on July 10, 2007, Council postponed consideration of this item to a Regular Council meeting following a Standing Committee meeting on July 12, 2007.

MOVED by Councillor Ladner

- A. THAT Council approve the replacement of the VF&RS Self Contained Breathing Apparatus and associated equipment at a cost estimated at \$3.2 million; financing for this purchase to be provided by the Plant and Equipment Account to be repaid through incremental annual charges (rental rates) to the departmental operating budget of approximately \$350,000 by 2009 without offset and subject to normal operating budget review.
- B. THAT Council direct the General Manager/Fire Chief of Vancouver Fire and Rescue Services, together with the Manager of Materials Management, to issue a Request for Proposals (RFP) for the provision and maintenance of Self Contained Breathing Apparatus and associated equipment, on terms satisfactory to the Director of Legal Services.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Report of Standing Committee on Planning and Environment July 12, 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. 3357 Point Grey Road Development Application Number DE411340
2. Strata Title Conversion - 2665 West Broadway: The Maguire Building
3. 3624 Fraser Street - Unit 400 - Royal Canadian Legion Collingwood Branch No. 48 Liquor Primary Liquor Licence
4. Future Neighbourhood Centres Planning
5. Metro Core Jobs & Economy Land Use Plan: Issues & Directions
6. 2007 Survey of Low-Income Housing in the Downtown Core

Items 1 to 6

MOVED by Councillor Deal

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of July 12, 2007, as contained in items 1 to 6, be approved.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Chow

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

NEW BUSINESS

- 1. Development Applications: North Side of Point Grey Road involving Conditional Approval Uses or Relaxations (VanRIMS No.: 11-1200-01)**

The following motion was submitted by Councillor Anton. Councillor Deal called notice under section 5.4(c) of the Procedure By-law. The motion will be considered at the Regular Council meeting on July 24, 2007.

THAT development applications for the north side of Point Grey Road involving conditional approval uses or relaxation are no longer required to be reported to Council.

notice

2. Deputy and Acting Mayor Roster Adjustment (VanRIMS No.: 08-2200-20)

MOVED by Councillor Capri
SECONDED by Councillor Lee

THAT Councillor BC Lee be named the Deputy and Acting Mayor for the period August 21 to 31, 2007, in place of Councillor Suzanne Anton.

CARRIED UNANIMOUSLY

The Council adjourned at 9:41pm

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