



REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND ENVIRONMENT

JULY 26, 2007

A Regular Meeting of the Standing Committee of Council on Planning and Environment was convened on Thursday, July 26, 2007, at 2:05 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Kim Capri, Chair
Mayor Sam Sullivan
Councillor Suzanne Anton *
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: Judy Rogers, City Manager
James Ridge, Deputy City Manager

CITY CLERK'S OFFICE: Marg Coulson, Deputy City Clerk
Janice MacKenzie, Deputy City Clerk

*Denotes absence for a portion of the meeting.

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The Committee convened at 2:05 p.m. and recessed at 2:10 p.m. The Committee reconvened at 4:50 p.m.

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ADOPTION OF MINUTES

The Minutes of the Standing Committee on Planning and Environment meeting of June 28, 2007, were adopted.

RECOMMENDATION

1. **1489 East Hastings Street - Waldorf Hotel Ltd. & Zagora Holdings Ltd.
Liquor Primary Liquor License for Outdoor Patio Seating (VanRIMS 11-4600-23)**

The Committee had before it an Administrative Report dated June 20, 2007, in which the Chief Licence Inspector presented, on behalf of the Waldorf Hotel Ltd. And Zagora Holdings Ltd., an application for a 38 seat Liquor Primary Outdoor Patio on City property at 1489 East Hastings. The General Manager of Community Services recommends approval of the application.

Paul Teichroeb, Chief License Inspector, reviewed the report and explained why it is before Council, and responded to questions regarding the application.

There were no speakers present.

MOVED by Councillor Anton
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 notification, the proximity of residential developments, potential noise impacts and relevant Council policy as outlined in the Administrative Report dated June 20, 2007, entitled "1489 East Hastings Street, Waldorf Hotel Ltd. & Zagora Holdings Ltd., Liquor Primary Liquor License for Outdoor Patio Seating", endorse the application by Waldorf Hotel Ltd. & Zagora Holdings Ltd., for a Liquor Primary patio (on City property) at the Waldorf Hotel, 1489 East Hastings Street subject to:

- i. A maximum capacity of 38 persons;
- ii. The signing of a Good Neighbour Agreement with the City;
- iii. The patio ceasing all liquor service and vacated by 11:00 p.m.;
- iv. No music permitted on the patio;
- v. A license agreement with an initial one-year term; and
- vi. Food service while the patio is open.

CARRIED UNANIMOUSLY
(Councillor Anton absent for the vote)

2. Heritage Incentive Approach for 265 Carrall Street (VanRIMS 11-2800-01)

The Committee had before it an Administrative Report dated July 10, 2007, in which the Director of Planning, in consultation with the Directors of Real Estate Services, Development Services, and the Housing Centre, sought Council's direction on the approach to determine heritage incentives through the Heritage Building Rehabilitation Program (HBRP) for the rehabilitation and designation of the Boulder Hotel as proposed by Development Application DE410844. The General Manager of Community Services recommended approval of A and B, and submitted C for Council's consideration should they not agree with B.

Rob Jenkins, Assistant Director, Current Planning Initiatives Branch presented the report highlights and summarized the recommendations. Staff were available to respond to questions.

The Committee heard from three speakers, two of whom were the applicants and were in favour of staff recommendations A and C. The third speaker spoke in opposition to the application.

MOVED By Councillor Anton
THAT the Committee recommend to Council

- A. THAT Council supports, in principle, sending to Public Hearing, the rehabilitation and designation of the Boulder Hotel heritage façades as proposed by Development Application DE410844 for 265 Carrall Street; AND,

FURTHER THAT this decision does not prejudice the Director of Planning's decision regarding the Development Application.

- B. THAT Council supports, in principle, sending to Public Hearing, the heritage revitalization of 265 Carrall Street based upon Staff's recommendation of an incentive amount of \$3M plus residual density, derived from identified costs to restore and seismically upgrade the heritage façades of the Boulder Hotel, and a general contribution towards other project costs in acknowledgement of its contribution to economic revitalization of the area;

FURTHER THAT Council instructs the Director of Legal Services to prepare the requisite Heritage Revitalization Agreement for Public Hearing; AND,

FURTHER THAT this decision does not prejudice Council's decision regarding the HRA at a Public Hearing.

CARRIED UNANIMOUSLY
(Councillor Cadman absent for the vote)

3. Little Mountain Housing Site - Policy Planning Program (VanRIMS 11-2400-10)

The Committee had before it an Administrative Report dated May 31, 2007, in which the Director of Planning, in consultation with the Director of the Housing Centre, recommended approval of a memorandum of understanding between the City of Vancouver and BC Housing regarding the redevelopment of the Little Mountain Housing Site and that Council endorse the planning program which will be developed in reference to the site and the Riley Park South Cambie Neighbourhood Vision.

Rob Jenkins, Assistant Director, Current Planning Initiatives Branch presented an overview of the report and the planning approach for the development of Little Mountain Housing Site as recommended by staff. Both Mr. Jenkins and Duncan Gray, Director of the Housing Centre responded to questions. BC Housing representatives were also present to respond to questions.

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The Committee recessed at 6:00 p.m. and reconvened at 7:00 p.m. All Councillors were present with the exception of Councillor Cadman who was absent.

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The Committee heard from five speakers, all of whom spoke against the redevelopment of the site primarily due to their concern regarding the phased approach to be used in relocating tenants prior to demolishing the 224 obsolete non-market housing units and subsequent development of the site.

MOVED By Mayor Sullivan
THAT the Committee recommend to Council

- A. THAT Council approve the Memorandum of Understanding attached as Appendix A to the Administrative Report dated May 31, 2007, entitled "Little Mountain Housing Site - Policy Planning Program", and specifically approve that:
- all development cost levies generated by the redevelopment of the Housing Site ("Little Mountain") be reinvested into the public amenities to serve the site and to address neighbourhood needs,
 - the demolition of each building to proceed once all tenants in it are relocated,
 - replacing the 224 existing units of social housing on site, 184 of which must be designed for families, will satisfy the City's affordable housing requirement for the redevelopment, and 50% of the net proceeds from the redevelopment will be reinvested in affordable housing within the city on sites that the City will lease for a nominal prepaid rent for 60 year terms, and

- existing tenants will have priority, as stated by BC Housing, to move into replacement non-market housing;
- B. THAT phasing be encouraged for redevelopment of the Little Mountain housing site;
- C. THAT, subject to the Province confirming it will proceed, Council endorse a Little Mountain Housing planning program, outlined in Appendix B to the Administrative Report dated May 31, 2007, entitled "Little Mountain Housing Site - Policy Planning Program", to bring forward for Council adoption a policy framework developed with reference to the site and the Riley Park South Cambie (RP/SC) Neighbourhood Vision in order to guide planning of the site and provide a basis for assessing future rezoning proposals;
- D. THAT staff resources contained in Appendix C to the Administrative Report dated May 31, 2007, entitled "Little Mountain Housing Site - Policy Planning Program" and estimated associated cost recovered budget of \$726,000 contained in Appendix D of that report be approved to complete policy planning and, if necessary, rezoning for Little Mountain; and

FURTHER THAT, consistent with City cost recovery policy, Council accept a \$433,000 contribution from BC Housing or its development partner to fully cover these costs for the Policy Program, to be followed by \$293,000 if a rezoning application follows;

AND FURTHER THAT these contributions be applied to rezoning fees.

Carried Unanimously

AMENDMENT

MOVED By Councillor Raymond Louie

THAT the wording of bullet three of A be amended to insert '100%' in place of '50%'.
Motion A to read as follows

- A. THAT Council approve the Memorandum of Understanding attached as Appendix A to the Administrative Report dated May 31, 2007, entitled "Little Mountain Housing Site - Policy Planning Program", and specifically approve that:
- all development cost levies generated by the redevelopment of the Housing Site ("Little Mountain") be reinvested into the public amenities to serve the site and to address neighbourhood needs,
 - the demolition of each building to proceed once all tenants in it are relocated,
 - replacing the 224 existing units of social housing on site, 184 of which must be designed for families, will satisfy the City's affordable housing requirement for the redevelopment, and 100% of the net proceeds from the redevelopment will be reinvested in affordable housing within the city on sites that the City will lease for a nominal prepaid rent for 60 year terms, and
 - existing tenants will have priority, as stated by BC Housing, to move into replacement non-market housing;

LOST

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

The amendment having LOST, Mayor Sullivan's motion was put and CARRIED UNANIMOUSLY with Councillor Cadman absent for the vote.

FINAL MOTION AS APPROVED

THAT the Committee recommend to Council

- A. THAT Council approve the Memorandum of Understanding attached as Appendix A to the Administrative Report dated May 31, 2007, entitled "Little Mountain Housing Site - Policy Planning Program", and specifically approve that:
- all development cost levies generated by the redevelopment of the Housing Site ("Little Mountain") be reinvested into the public amenities to serve the site and to address neighbourhood needs,
 - the demolition of each building to proceed once all tenants in it are relocated,
 - replacing the 224 existing units of social housing on site, 184 of which must be designed for families, will satisfy the City's affordable housing requirement for the redevelopment, and 50% of the net proceeds from the redevelopment will be reinvested in affordable housing within the city on sites that the City will lease for a nominal prepaid rent for 60 year terms, and
 - existing tenants will have priority, as stated by BC Housing, to move into replacement non-market housing;
- B. THAT phasing be encouraged for redevelopment of the Little Mountain housing site;
- C. THAT, subject to the Province confirming it will proceed, Council endorse a Little Mountain Housing planning program, outlined in Appendix B to the Administrative Report dated May 31, 2007, entitled "Little Mountain Housing Site - Policy Planning Program", to bring forward for Council adoption a policy framework developed with reference to the site and the Riley Park South Cambie (RP/SC) Neighbourhood Vision in order to guide planning of the site and provide a basis for assessing future rezoning proposals;
- D. THAT staff resources contained in Appendix C to the Administrative Report dated May 31, 2007, entitled "Little Mountain Housing Site - Policy Planning Program" and estimated associated cost recovered budget of \$726,000 contained in Appendix D of that report be approved to complete policy planning and, if necessary, rezoning for Little Mountain; and

FURTHER THAT, consistent with City cost recovery policy, Council accept a \$433,000 contribution from BC Housing or its development partner to fully cover these costs for the Policy Program, to be followed by \$293,000 if a rezoning application follows;

AND FURTHER THAT these contributions be applied to rezoning fees.

The Committee adjourned at 9:12 p.m.

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CITY OF VANCOUVER

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

JULY 26, 2007

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, July 26, 2007, at 9:15 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
CITY MANAGER'S OFFICE: Judy Rogers, City Manager
CITY CLERK'S OFFICE: Marg Coulson, Deputy City Clerk
Janice MacKenzie, Deputy City Clerk

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 Planning and Environment
July 26, 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. 1489 East Hastings Street - Waldorf Hotel Ltd. & Zagora Holdings Ltd.
Liquor Primary Liquor License for Outdoor Patio Seating
2. Heritage Incentive Approach for 265 Carrall Street
3. Little Mountain Housing Site - Policy Planning Program

MOVED by Councillor Chow

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of July 26, 2007, as contained in items 1 to 3, 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

MOTION ON NOTICE

At the Regular Council meeting following City Services and Budgets held July 26, 2007 Councillor Louie gave notice of the following motion. In accordance with Section 5.4(c) of the Procedure By-law, the Motion was placed on the Agenda for the next Regular Council meeting to be held on July 26, 2007, immediately following the Standing Committee on Planning and Environment meeting.

1. **Support for Businesses Affected By the Construction of the Canada Line**
(VanRIMS 08-8000-20)

MOVER: Councillor Raymond Louie
SECONDER: Councillor George Chow

WHEREAS the approval of the Canada Line was driven primarily by the Provincial Government; and

WHEREAS the construction schedule has not proceeded as initially described and far longer than any major road, sewer or water reconstruction; and

WHEREAS businesses adjacent to the Canada Line construction have been severely impacted; and

WHEREAS many businesses have closed as a result of these impacts; and

WHEREAS the Finance Minister Carole Taylor has publicly stated that the construction of the rapid transit line has hurt businesses more deeply than she expected; and

WHEREAS the Finance Minister has doubts that the 3 million dollars for the business marketing program has been effective; and

WHEREAS Seattle with Federal support has created a 50 million fund to help businesses affected by the construction of the 22 km Sound Transit Light Rapid Transit Project.

THEREFORE BE IT RESOLVED THAT Vancouver City Council

- 1) request the Mayor send a letter of concern on this issue to the Provincial Government; and
- 2) Request that the Provincial Government create a support program for affected businesses.

AMENDMENT MOVED By Councillor Anton

THAT the motion be struck and replaced with the following:

- 1) Be it resolved that Council encourage Translink to ensure that all future rapid transit projects in the city of Vancouver include a comprehensive consultation process with business and residents.
- 2) Be it further resolved that Council is committed to ensuring that Cambie Street is fully restored and will explore the opportunity for enhancement.
- 3) Be it further resolved that the Mayor be asked to raise the issue of support for the Cambie Street merchants in his next discussions with provincial officials.

Councillor Louie requested that the vote on the resolves be separated.

MOVED BY Councillor Anton

- 1) Be it resolved that Council encourage Translink to ensure that all future rapid transit projects in the city of Vancouver include a comprehensive consultation process with business and residents.

CARRIED UNANIMOUSLY
(Councillor Cadman absent for the vote)

MOVED BY Councillor Anton

- 2) Be it further resolved that Council is committed to ensuring that Cambie Street is fully restored and will explore the opportunity for enhancement

CARRIED UNANIMOUSLY
(Councillor Cadman absent for the vote)

MOVED BY Councillor Anton

- 3) Be it further resolved that the mayor be asked to raise the issue of support for the Cambie Street merchants in his next discussions with provincial officials.

CARRIED
(Councillors Chow, Deal, and Louie opposed)
(Councillor Cadman absent for the vote)

The amendment having been put and parts 1 and 2 having CARRIED UNANIMOUSLY with Councillor Cadman absent for the vote and part 3 having CARRIED with Councillors Chow, Deal, and Louie opposed and Councillor Cadman absent for the vote, Councillor Louie's motion was not put.

FINAL MOTION AS APPROVED

THAT the Committee recommend to Council

- 1) **BE IT RESOLVED** that Council encourage Translink to ensure that all future rapid transit projects in the city of Vancouver include a comprehensive consultation process with business and residents.
- 2) **BE IT FURTHER RESOLVED** that Council is committed to ensuring that Cambie Street is fully restored and will explore the opportunity for enhancement.
- 3) **BE IT FURTHER RESOLVED** that the Mayor be asked to raise the issue of support for the Cambie Street merchants in his next discussions with provincial officials.

ENQUIRIES AND OTHER MATTERS

1. At the Regular Council meeting following the Standing Committee on City Services and Budgets on July 26, 2007, Councillor Deal requested that the City Manager write VANOC as soon as possible to get assurance that the City of Vancouver will not have to absorb cost overruns on the security budget.

The City Manager was unable to respond to the request as she was not present at the meeting at that time.

It was moved by Councillor Anton and CARRIED with Councillors Cadman, Deal, and Louie opposed that consideration of the request be postponed until the City Manager joins the Standing Committee meeting later in the day.

As the City Manager was present, she responded to the request and indicated that she would provide an update as soon as one is available.

The Council adjourned at 9:35 pm

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