

These Minutes will be adopted at the Regular Council meeting on July 8, 2008



CITY OF VANCOUVER

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND ENVIRONMENT

JUNE 26, 2008

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, June 26, 2008, 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 (Leave of Absence - Civic Business)
Councillor Raymond Louie (Sick Leave)

CITY MANAGER'S OFFICE: James Ridge, Deputy City Manager

CITY CLERK'S OFFICE: Diane M. Clairmont, 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 June 12, 2008, were adopted.

1. 514 Homer Street -Request for Injunctive Relief and Warning to Prospective Purchasers May 26, 2008

This item was withdrawn.

2. Nuisance Building at 1847 Larch Street May 9, 2008

Staff from Property Use Inspection Division reviewed the report and, along with staff from the Enquiry Centre, responded to questions.

The Committee heard from 4 speakers, all opposed to demolition of the property (brief submitted - on file).

MOVED by Councillor Anton

THAT the Committee recommend to Council

- A. THAT Council declare that the building at 1847 Larch Street, Lot A, Reference Plan 294, of Lots 11 and 12, Block 220A, District Lot 526, Plan 1058, PID 014-980-924 a nuisance and dangerous to public safety pursuant to Section 324A of the Vancouver Charter.
- B. THAT Council approve the resolution attached to Administrative Report *Nuisance Building at 1847 Larch Street*, dated May 9, 2008, and order the registered owner to pull down and demolish the building, remove all demolition debris from the site and thereafter provide a chain-link fence around the perimeter of the site, within 30 days of a copy of the resolution being served pursuant to Section 324A of the Vancouver Charter.
- C. THAT in the event that the owner fails to comply with this order of Council, Council further orders and hereby authorizes the City Building Inspector or his designate, to pull down and demolish the building, remove all demolition debris from the site and thereafter provide a chain-link fence around the perimeter of the site pursuant to Section 324A(1) of the Vancouver Charter.
- D. THAT in the event of the failure of the owner to allow the City Building Inspector and/or his designate access to the site to carry out the work as outlined in recommendation C above, the Director of Legal Services is hereby authorized, in her discretion, to commence a legal action or proceeding in relation to the property at 1847 Larch Street, and may, in her discretion, seek injunctive relief in that action or proceeding in order to bring this property into compliance with Council's resolution.
- E. THAT the City Clerk be directed to file a 336D Warning Notice against the Certificate of Title to the property at 1847 Larch Street, in order to warn prospective purchasers that there are violations of the Zoning and Development, Building, Electrical and Standards of Maintenance By-laws related to this property and that there is a demolition order of Council against the property.

- F. THAT Council instruct the City Building Inspector to withhold action regarding the demolition order on the condition that the property owners:
- a) submit a viable application for development and building permit to validate the occupancy and carry out repairs/upgrading to this existing building no later than **August 31, 2008**;
 - b) upon submission of the application for Development and Building Permit, also submit an Irrevocable Letter of Credit in the amount of \$100,000 (as a guarantee that the repairs will be completed within a time frame acceptable to the City Building Inspector);
 - c) maintain the building and yards in a neat, tidy and secure condition the entire time that the permit application is in process;
 - d) commence the repair/upgrading work immediately upon issuance of the permit and continue uninterrupted with a required completion date to be determined by the City Building Inspector; and
 - e) obtain a Re-Occupancy Permit and a Business License prior to re-occupancy of this building;
- G. THAT Council direct the City Building Inspector to proceed with carrying out the terms of the demolition order in the event that the owners fail to comply with all of the conditions outlined in paragraph F above.
- H. THAT Council resolve that the demolition order against 1847 Larch Street will be rescinded in the event that the owners comply with all of the conditions set out in paragraph F above.

CARRIED UNANIMOUSLY\
(Mayor Sullivan absent for the vote)

3. Single Room Accommodation Permit for 303 Columbia (Columbia Hotel)

Staff from Housing Centre reviewed the report and responded to questions.

The Committee heard from 7 speakers, all opposed.

MOVED by Councillor Anton

THAT the Committee recommend to Council

- A. THAT Council authorize an exemption from the requirements of the Single Room Accommodation By-law for 6 SRA-designated rooms (#103, #106, #208, #307, #407, and #507) at 303 Columbia Street (Columbia Hotel) (see Appendix B of Administrative Report *Single Room Accommodation Permit for 303 Columbia (Columbia Hotel)*, dated June 12, 2008).
- B. THAT Council not approve an exemption from the requirements of the Single Room Accommodation By-law for 5 SRA designated rooms (#203/#204/#205 and #303/#304) at 303 Columbia Street (Columbia Hotel) on the second and third floor that comprise the northeast corner of the building (see Appendix B of Administrative Report *Single Room Accommodation Permit for 303 Columbia (Columbia Hotel)*, dated June 12, 2008).
- C. THAT Council approve a Conversion Permit at 303 Columbia, to allow for the addition of bathrooms to the SRA-designated units, on the condition that the owner:
 - submits Tenant Relocation Plan, acceptable to the Director of the Housing Centre;
 - enters into a Housing Agreement that requires every room in the building to be rented on a monthly basis for a 5-year term with Residential Tenancy Agreements (as modified in Appendix E of Administrative Report *Single Room Accommodation Permit for 303 Columbia (Columbia Hotel)*, dated June 12, 2008) for every tenant; and
 - agrees to allow city employees to enter the building to inspect the building and its rooms for compliance.

carried unanimously

AMENDMENT MOVED by Councillor Stevenson

THAT the words "5-year term" in Clause C be changed to "10-year term".

LOST

(Councillors Anton, Ball, Capri, Ladner and Lee opposed)

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

4. 1273 Granville Street - Howe Holdings Ltd. - Relocation of Liquor Primary Liquor License Application and an Increase in Patron Capacity June 10, 2008

Staff from Licenses and Inspections reviewed the report and along with a member of the Vancouver Police Department responded to questions.

The Committee heard from 2 speakers, both representing the Applicant and in support of A and B (brief submitted - on file).

MOVED by Councillor Lee

THAT the Committee recommend to Council

- A. THAT Council, having considered the opinion of local area residents and business operators as determined by neighbourhood notifications, noise impacts and relevant Council policy as outlined in Administrative Report *1273 Granville Street - Howe Holdings Ltd., Relocation of Liquor Primary Liquor License Application and an Increase in Patron Capacity*, dated June 10, 2008, endorse the request by Howe Holdings Ltd. to relocate their existing Liquor Primary liquor license from their current site at 1304 Howe Street (Travelodge Vancouver Centre) to their proposed site at 1273 Granville Street on the second floor, subject to:
 - i. Adhering to clean air practices;
 - ii. Hours of operation limited to 11:00 a.m. to midnight, seven days a week;
 - iii. Signing a Good Neighbour Agreement with the City prior to business license issuance; and
 - iv. A Time-limited Development Permit; and
 - v. id scanning and wandng, along with BarWatch membership.

- B. THAT Council, having considered the opinion of local area residents and business operators as determined by neighbourhood notifications, noise impacts and relevant Council policy as outlined in Administrative Report *1273 Granville Street - Howe Holdings Ltd., Relocation of Liquor Primary Liquor License Application and an Increase in Patron Capacity*, dated June 10, 2008, endorse the request by Howe Holdings Ltd. for an increase in patron capacity for the Liquor Primary Liquor License (License #158576) from 16 seats to 50 seats (Liquor Establishment Class 1) at 1273 Granville Street.

CARRIED UNANIMOUSLY

(Mayor Sullivan absent for the vote)

5. **The Green Homes Program - Building By-law Amendments for New One Family Dwellings, One Family Dwellings with Secondary Suites, and Two Family Dwellings (in this Report called "New Dwellings") June 9, 2008**

Staff from Sustainability Group and the Chief Building Official's Office reviewed the report and responded to questions.

The Committee heard from 2 speakers, 1 in support and 1 expressing concerns regarding various aspects of the proposed program.

MOVED by Councillor Deal

THAT the Committee recommend to Council

- A. THAT Council approve the proposed amendments to the Building By-law, generally as set out in Appendix A of Policy Report *The Green Homes Program - Building By-law Amendments for New One Family Dwellings, One Family Dwellings with Secondary Suites, and Two Family Dwellings (in this Report called "New Dwellings")*, dated June 9, 2008, directed at reducing the environmental impacts of new dwellings.
- B. THAT Council authorize the Director of Legal Services to bring forward the By-law amendments generally as shown in Appendix A of Policy Report *The Green Homes Program - Building By-law Amendments for New One Family Dwellings, One Family Dwellings with Secondary Suites, and Two Family Dwellings (in this Report called "New Dwellings")*, dated June 9, 2008.

CARRIED UNANIMOUSLY

(Mayor Sullivan absent for the vote)

6. **Employee Mobility Program June 9, 2008**

A memo from Deputy City Engineer, dated June 24, 2008 was distributed prior to this meeting (on file).

The Committee heard from 4 speakers, 1 in support and 3 expressing concerns regarding the proposed program (briefs submitted - on file).

MOVED by Councillor Deal

THAT the Standing Committee on Planning and Environment meeting this day continue past 6:00 p.m.

CARRIED UNANIMOUSLY

(Mayor Sullivan absent for the vote)

Staff from the Sustainability Group, Engineering Services and City Manager's Office, responded to questions.

MOVED by Councillor Ladner
THAT the Committee recommend to Council

- A. THAT the Director of Facilities Design and Management implement and manage pay parking for employees at the City Hall Precinct (the Precinct) and the General Manager of Business Planning and Services set and adjust parking rates to reflect market conditions as required.
- B. THAT an Employee Mobility Program Stabilization Reserve be created for the purpose of accumulating employee pay parking revenues generated within the Precinct and applying those revenues to support sustainable commuting initiatives for employees.
- C. THAT the City Manager adjust incentive levels to balance pay parking revenues with the cost of offering incentives using the principles established in this report to guide the allocation of funding between the various sustainable modes.
- D. THAT any incentives or initiatives beyond those supported by employee pay parking revenues are not considered a "condition not mentioned" for the purposes of interpreting and negotiating collective bargaining agreements. Such additional incentives/initiatives (those provided to employees from sources other than employee pay parking revenues) are gratuitous on the part of the City and may be terminated in whole or part at any time.
- E. THAT Council approve the creation of a Temporary Full-time Employee Mobility Program Manager position (pay band 8), subject to classification by the General Manager of Human Resource Services, at an estimated annual cost of \$90,000 (including benefits) for a period of 30 months; source of funds to be:
 - \$35,000 (pro-rated for 2008) from the 2008 contingency fund;
 - \$90,000 to be found from existing Operating budgets with no addition to 2009 and 2010 Operating budgets; and
 - any revenues arising from additional after-hours revenues from City Hall Precinct lots.
- F. THAT the Employee Mobility Program Manager report back in 2009 on the impacts of the program and in 2010 on the impacts on the program with recommendations for expansion.

AMENDMENT MOVED by Councillor Deal

THAT in Clause B, the word "initiatives" be changed for "incentives" .

LOST

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

AMENDMENT MOVED by Councillor Stevenson:

THAT Staff provide a memo back by September 30, 2008 on the possibility of a City Hall Precinct on-site daycare facility.

carried unanimously

Councillor Anton rose on a point of order that the amendment was not relevant to the topic, but the Chair ruled the amendment was in order.

The amendment being ruled in order, the amendment was put and CARRIED UNANIMOUSLY with Mayor Sullivan absent for the vote.

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY with Mayor Sullivan absent for the vote.

FINAL MOTION AS AMENDED AND APPROVED.

- A. THAT the Director of Facilities Design and Management implement and manage pay parking for employees at the City Hall Precinct (the Precinct) and the General Manager of Business Planning and Services set and adjust parking rates to reflect market conditions as required.
- B. THAT an Employee Mobility Program Stabilization Reserve be created for the purpose of accumulating employee pay parking revenues generated within the Precinct and applying those revenues to support sustainable commuting initiatives for employees.
- C. THAT the City Manager adjust incentive levels to balance pay parking revenues with the cost of offering incentives using the principles established in this report to guide the allocation of funding between the various sustainable modes.
- D. THAT any incentives or initiatives beyond those supported by employee pay parking revenues are not considered a "condition not mentioned" for the purposes of interpreting and negotiating collective bargaining agreements. Such additional incentives/initiatives (those provided to employees from sources other than employee pay parking revenues) are gratuitous on the part of the City and may be terminated in whole or part at any time.

- E. THAT Council approve the creation of a Temporary Full-time Employee Mobility Program Manager position (pay band 8), subject to classification by the General Manager of Human Resource Services, at an estimated annual cost of \$90,000 (including benefits) for a period of 30 months; source of funds to be:
- \$35,000 (pro-rated for 2008) from the 2008 contingency fund;
 - \$90,000 to be found from existing budgets with no addition to 2009 and 2010 budgets, and
 - any revenues arising from additional after-hours revenues from City Hall precinct lots.
- F. THAT the Employee Mobility Program Manager report back in 2009 on the impacts of the program, and in 2010 on the impacts on the program with recommendations for expansion.
- G. THAT Staff provide a memo back by September 30, 2008 on the possibility of a City Hall Precinct on-site daycare facility.

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

JUNE 26, 2008

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, June 26, 2008, 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: Councillor Suzanne Anton, Deputy Mayor
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 (Leave of Absence - Civic Business)
Councillor Raymond Louie (Sick Leave)
Mayor Sam Sullivan

CITY MANAGER'S OFFICE: James Ridge, Deputy City Manager

CITY CLERK'S OFFICE: Diane M. Clairmont, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson

SECONDED by Councillor Chow

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

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Report of Standing Committee on Planning and Environment June 26, 2008

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

1. 514 Homer Street - Request for Injunctive Relief and Warning to Prospective Purchasers - WITHDRAWN
2. Nuisance Building at 1847 Larch Street
3. Single Room Accommodation Permit for 303 Columbia (Columbia Hotel)
4. 1273 Granville Street - Howe Holdings Ltd.
Relocation of Liquor Primary Liquor License Application and an Increase in Patron Capacity
5. The Green Homes Program - Building By-law Amendments for New One Family Dwellings, One Family Dwellings with Secondary Suites, and Two Family Dwellings (in this report called "New Dwellings")
6. Employee Mobility Program

Items 1 - 6

MOVED by Councillor Stevenson

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of June 26, 2008, as contained in items 1 - 6, 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 Stevenson
SECONDED by Councillor Ladner

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

CARRIED UNANIMOUSLY

The Council adjourned at 6:41 p.m.

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