



CITY OF VANCOUVER

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING MINUTES

JULY 8, 2008

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 8, 2008, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Mayor Sam Sullivan  
\*Councillor Suzanne Anton  
Councillor David Cadman  
Councillor Kim Capri  
Councillor George Chow  
Councillor Heather Deal  
Councillor Peter Ladner  
\*Councillor B.C. Lee  
Councillor Raymond Louie  
Councillor Tim Stevenson

**ABSENT:** Councillor Elizabeth Ball (Leave of Absence)

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

**CITY CLERK'S OFFICE:** Marg Coulson, Acting City Clerk  
Tarja Tuominen, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

## PRAYER

The proceedings in the Council Chamber were opened with a prayer read by the Acting City Clerk.

## CONDOLENCES - BOB ACKLES

The Mayor extended condolences on behalf of Council and the citizens of Vancouver to the family of Bob Ackles, and declared July 18, 2008 "Bob Ackles Day" in the City of Vancouver.

**"IN CAMERA" MEETING**

MOVED by Councillor Ladner  
SECONDED by Councillor Stevenson

THAT Council will go into a meeting later this day which is closed to the public, pursuant to Section 165.2(1) of the Vancouver Charter, to discuss matters related to paragraph(s):

- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY

**ITEMS ARISING FROM THE "IN CAMERA" MEETING OF JUNE 24, 2008**

Council approved appointments to the Development Permit Board. Names of those appointed can be obtained from the City Clerk's Office.

**ADOPTION OF MINUTES**

**1. Business License Hearing - June 24, 2008**

MOVED by Councillor Louie  
SECONDED by Councillor Cadman

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

**2. Regular Council - June 24, 2008**

MOVED by Councillor Capri  
SECONDED by Councillor Lee

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

**3. Regular Council (City Services and Budgets) - June 26, 2008**

MOVED by Councillor Ladner  
SECONDED by Councillor Chow

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY  
(Councillor Anton absent for the vote)

**4. Regular Council (Planning and Environment) - June 26, 2008**

MOVED by Councillor Capri  
SECONDED by Councillor Deal

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY  
(Councillor Lee absent for the vote)

**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

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Ladner

THAT Council adopt Administrative Reports A1 to A7, A9, A13 to A15, and A17, on consent.

CARRIED UNANIMOUSLY

## UNFINISHED BUSINESS

### 1. Affordable Rental Stock in the West End

On May 1, 2008, Vancouver City Council approved to postpone consideration of the following motion on Affordable Rental Stock in the West End to the Regular Council meeting on July 8, 2008, pending a report back from staff on heritage issues. The motion reflects amendments by the Mover and accepted by Council.

Before Council was a memorandum dated June 25, 2008, from Trish French, Assistant Director, Central Area Division, and Marco D'Agostini, Senior Heritage Planner, providing the requested information.

MOVED by Councillor Stevenson

#### WHEREAS:

1. 82% of West End Residents rent;
2. there is a 0.2% vacancy rate in the West End;
3. the West End rental housing stock is diminishing;
4. affordable rental stock in the West End is diminishing.

#### THEREFORE BE IT RESOLVED THAT:

1. The City of Vancouver undertake a complete review and reworking of the 1989 zoning regulations and other pertinent regulations governing the residential and commercial districts in the West End in consultation with community groups and organizations, property owners, interested West Enders and City staff.
2. Pending an area-wide planning program for the West End:
  - a. All enquiries proposing to develop buildings over 60 feet in height in the West End to compensate for the preservation of a West End heritage building be advised that such projects may only be favourably considered if the heritage building to be preserved would qualify as an 'A' on the City's Heritage registry; and
  - b. All enquiries proposing to develop buildings that will result in the loss of rental housing in the West End zones governed by the rental rate of change regulations be advised that such projects may only be favourably considered if the rental housing is replaced unit for unit
3. Ensure that all building maintenance standards are enforced throughout the West End so that all buildings remain in good order and habitable and are simply not being held with the view to redevelop at some time in the near or distant future.

amended

AMENDMENT MOVED by Councillor Anton

THAT Resolve 3 be amended by striking out the following words: "and are simply not being held with the view to redevelop at some time in the near or distant future".

LOST (Tie Vote)

(Councillors Cadman, Chow, Deal, Louie and Stevenson opposed)

The amendment having lost, the motion was put. Council requested to separate the vote on the resolves.

1. The City of Vancouver undertake a complete review and reworking of the 1989 zoning regulations and other pertinent regulations governing the residential and commercial districts in the West End in consultation with community groups and organizations, property owners, interested West Enders and City staff.

CARRIED UNANIMOUSLY

2. Pending an area-wide planning program for the West End:
  - a. All enquiries proposing to develop buildings over 60 feet in height in the West End to compensate for the preservation of a West End heritage building be advised that such projects may only be favourably considered if the heritage building to be preserved would qualify as an 'A' on the City's Heritage registry; and

LOST (Tie Vote)

(Councillors Anton, Capri, Ladner, and Lee and the Mayor opposed)

2. b. All enquiries proposing to develop buildings that will result in the loss of rental housing in the West End zones governed by the rental rate of change regulations be advised that such projects may only be favourably considered if the rental housing is replaced unit for unit

LOST (Tie Vote)

(Councillors Anton, Capri, Ladner, and Lee and the Mayor opposed)

3. Ensure that all building maintenance standards are enforced throughout the West End so that all buildings remain in good order and habitable and are simply not being held with the view to redevelop at some time in the near or distant future.

LOST (Tie Vote)

(Councillors Anton, Capri, Ladner, and Lee and the Mayor opposed)

FINAL MOTION AS AMENDED AND ADOPTED

WHEREAS:

1. 82% of West End Residents rent;
2. there is a 0.2% vacancy rate in the West End;
3. the West End rental housing stock is diminishing;
4. affordable rental stock in the West End is diminishing.

THEREFORE BE IT RESOLVED THAT:

1. The City of Vancouver undertake a complete review and reworking of the 1989 zoning regulations and other pertinent regulations governing the residential and commercial districts in the West End in consultation with community groups and organizations, property owners, interested West Enders and City staff.

ADMINISTRATIVE REPORTS

1. **Fleet Additions - Dump Truck and Wheel Loader for Engineering Services  
June 11, 2008**
  - A. THAT Council approve the allocation of \$548,000 from the Truck and Equipment Plant Account to add one dump truck and one wheel loader to the Engineering Services fleet.
  - B. THAT the \$104,000 required to repay the Truck and Equipment Plant Account for annual capital costs and operating costs for the new truck and wheel loader be provided from the existing Engineering Services Operating Budgets.

ADOPTED ON CONSENT

2. **Award of Contract for Access Vancouver/VanDocs Project  
July 8, 2008**

THAT the Administrative Report "*Award of Contract for Access Vancouver/VanDocs Project*" dated July 8, 2008, be received for information.

ADOPTED ON CONSENT

3. **Closure and Sale of a Portion of Lane East of Waterloo Street, Adjacent to 1904 Waterloo Street  
June 19, 2008**

THAT Council close, stop-up and convey the 8 foot wide portion of lane adjacent to 1904 Waterloo Street (legally described as [PID: 010-795-871] Lot A of Lot 1 Block 24 District Lot 540 Plan 5011 (hereinafter, "Lot A")), the same as generally shown hatched on the plan attached as Appendix A to the Administrative Report "*Closure and Sale of a Portion of Lane East of Waterloo Street, Adjacent to 1904 Waterloo Street*", dated June 19, 2008, subject to the terms and conditions as noted in Appendix B to the Administrative Report.

ADOPTED ON CONSENT

4. **Filing of Certificates Pursuant to the *Offence Act*  
June 16, 2008**

THAT Council authorize the Assistant Director of Legal Services, Enforcement & Prosecutions, and Legal Assistants and Clerks working in the Legal Services Department, and the Manager of Collections and Customer Service, and the Manager of Taxation and Utilities, Revenue Services, and Revenue Services Clerks to file certificates on behalf of the City of Vancouver pursuant to section 82(6) of the *Offence Act*.

ADOPTED ON CONSENT

5. **Request for Increased Floor Space for a Social and Supportive Housing Project and Social Service Centre at 1601 West 7th Avenue  
June 19, 2008**

THAT Council advise the Development Permit Board that it supports a density increase of up to 0.88 FSR (929.0 m<sup>2</sup> or 10,000 ft.<sup>2</sup>) as provided in Section 5.3 of the C-3A zoning district schedule, to allow development of the social service (community resource) centre on the ground and second floors of the social and supportive housing project at 1601 West 7th Avenue (DE412144), to be operated by Motivation Power and Achievement Society (MPA).

ADOPTED ON CONSENT

**6. Application for Payment-in-Lieu of Parking at 1020 Hamilton Street  
June 18, 2008**

- A. THAT Council approve in principle, the offer of payment-in-lieu in the amount of up to \$101,000 by Darrell J. Epp Architect Ltd. for the waiver of up to five parking spaces required by Section 4.1.2 of the Parking By-law.
- B. THAT the Director of Legal Services be requested to bring forward a By-Law to amend Schedule A of the Parking By-Law pursuant to Section 4.12.5 to effect this waiver.

ADOPTED ON CONSENT

**7. Form of Development: 1380 Hornby Street  
June 24, 2008**

THAT the revised form of development for the CD-1 zoned site known as 1380 Hornby Street be approved generally as illustrated in the Development Application Number DE411668, prepared by Soren Rasmussen Architects Inc., and stamped "Received, Community Services Group, Development Services, May 13, 2008", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

ADOPTED ON CONSENT

**8. Green City Award Allocation  
June 23, 2008**

MOVED by Councillor Ladner

- A. THAT Council approve the allocation of \$200,000 Green City Award, received in 2007, as follows:
  - 1. \$25,000 for a business case assessment of the installation of permanent power hubs in Vancouver parks and plazas; and added to the 2008 Engineering Operating Budget,
  - 2. A \$50,000 grant to support the BEST (Better Environmentally Sound Transportation) Bike Valet program; and added to the "Other" Grants category of the 2008 Civic Grants Operating Budget,
  - 3. \$45,000 for staff sustainability training and capacity building; and added to the 2008 Sustainability Group Operating Budget,
  - 4. \$80,000 for corporate initiatives to reduce greenhouse gases (GHGs) in existing buildings and transportation; and added to the 2008 Sustainability Group Operating Budget.



- B. THAT Council authorize the City to enter into an agreement with BEST (Better Environmentally Sound Transportation) to set out terms upon which the grant will be released, it being understood that no legal rights are created hereby and none shall arise until this agreement is drawn to the satisfaction of the Director of Legal Services and executed by her on behalf of the City.

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY  
(Councillor Anton absent for the vote)

9. **Vehicles for Hire By-law Amendments: Taxicab Rates and Fares  
June 23, 2008**

- A. THAT Council approve amendments to Section 25 of the Vehicles for Hire By-Law, generally as indicated in Appendix A of the Administrative Report "*Vehicles for Hire By-law Amendments: Taxicab Rates and Fares*", dated June 23, 2008, which set the taxi cab tariff fares as equivalent to the rates established from time to time by the Passenger Transportation Board and modernize the language of the other provisions.
- B. THAT Council instruct the Director of Legal Services to prepare a by-law amending the Vehicles for Hire By-law generally in accordance with Appendix A of the Administrative Report.

ADOPTED ON CONSENT

10. **Application to UNESCO for World City of Literature Designation  
June 4, 2008**

MOVED by Councillor Capri

THAT Council support a community initiative to seek a UNESCO designation as a "World City of Literature" as outlined in the Administrative Report "*Application to UNESCO for World City of Literature Designation*", dated June 4, 2008.

CARRIED UNANIMOUSLY

11. **Project Civil City - Progress Report  
June 24, 2008**

The Chair advised a request to speak on Administrative Report A11 has been received. Council agreed to refer consideration of the report to the Standing Committee on Planning and Environment meeting on July 10, 2008 in order to hear from the speaker.

**Note from Meeting Coordinator:** Subsequently, the report was considered at the Standing Committee on City Services and Budgets meeting on July 10, 2008.

**12. Transfer & Landfill Operations Capital Projects and Studies  
June 25, 2008**

MOVED by Councillor Anton

- A. THAT Council approve the issuance of a Request For Proposals for the supply and commissioning of a Machine Control Global Positioning System at the Vancouver Landfill ("Landfill") at an estimated cost of \$620,000 to be funded with a loan from the Capital Financing Fund (Solid Waste Capital Reserve) to be repaid over an eight-year period by the various users of the Landfill at an annual interest rate to be set by the Director of Finance.
- B. THAT Council approve the extension of the UBC yard trimmings & compost agricultural use study from 2008 to 2010 at an annual cost of \$30,000 to be funded from the Composting Operating Budget.
- C. THAT Council approve increasing the scope of the existing consulting contract with Earth Tech (Canada) Inc. to update their 2003 Building Inspection Report, including a detailed Repair and Maintenance Plan and Inspection Schedule at an estimated cost of \$25,000 to be funded in 2008 from a reduced transfer to the City's Solid Waste Capital Reserve and a reduction in the surplus payment to Metro Vancouver.
- D. THAT Council approve the issuance of a Request For Proposals to complete a Detailed Site Traffic Management Improvement Plan for the Vancouver South Transfer Station at an estimated cost of \$125,000 to be funded in 2008 from a reduced transfer to the City's Solid Waste Capital Reserve and a reduction in the surplus payment to Metro Vancouver.

CARRIED UNANIMOUSLY

**13. Award of Contract - Granville Island and Boundary & 1st Pump Station  
Replacements  
June 24, 2008**

- A. THAT, subject to conditions set out in B, C and D below, the City enter into a contract with Dayton & Knight Limited for "Consulting Services for the Granville Island and Boundary & 1st Pump Station Replacements RFP No. PS08079", at a maximum cost of \$344,470 (plus GST) with funding provided from the 2008 City Sewers and Drainage Capital Budget for the Upgrade and Replacement of Pump Stations.
- B. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement A above.
- C. THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services.

- D. THAT no legal rights or obligations will be created or arise by Council's adoption of A, B and C above unless and until such legal documents are executed and delivered by the Director of Legal Services.

ADOPTED ON CONSENT

**14. Award of Construction Contract for the Vancouver Police Department (VPD) Dog Squad Offices and Kennel at 755 Evans Avenue  
June 24, 2008**

- A. THAT Council approve a revised budget of \$3,803,000 for the VPD Dog Squad Project, with the additional budget of \$400,000 to be funded from the 2008 Capital Budget - Cost Escalation Fund.
- B. THAT, subject to the conditions set out in C and D below, the Director of Facilities Design and Management be authorized to enter into a contract with Pro-Can Construction Group Corp. for construction of the VPD Dog Squad at 755 Evans Avenue in the amount of \$2,840,000 plus applicable taxes; source of funding to be the revised project Capital Budget established pursuant to A above.
- C. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement B above.
- D. THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Business Planning and Services and the Director of Legal Services.
- E. THAT no legal rights or obligations will be created or arise by Council's adoption of B, C and D above unless and until such legal documents are executed and delivered by the Director of Legal Services.

ADOPTED ON CONSENT

**15. Neighbourhood Energy Utility ("NEU") - Award of Contract (PS08088) for Electrical Equipment Supply for the Southeast False Creek ("SEFC") Community Energy Centre and Sewage Pump Station  
June 27, 2008**

- A. THAT, subject to the conditions set out in B, C, and D below, that Council authorize a contract with Westburne Electric Supply for the supply and delivery of electrical equipment, in accordance with Invitation to Tender No. PS08088, at an estimated cost of \$735,987 plus applicable taxes; source of funding to be the NEU Interim Budget.
- B. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement A above.

- C. THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services.
- D. THAT no legal rights or obligations will be created or arise by Council's adoption of A, B and C above unless and until such legal documents are executed and delivered by the Director of Legal Services to Westburne Electric Supply.

ADOPTED ON CONSENT

16. **2008 Operating Budget - May Review**  
**June 30, 2008**

MOVED by Councillor Ladner

THAT the Administrative Report "*2008 Operating Budget - May Review*", dated June 30, 2008, be received for information.

CARRIED UNANIMOUSLY

17. **Southeast False Creek and Olympic Village - Award of Contract C114 for Hinge Park Construction**  
**June 25, 2008**

- A. THAT a budget of \$6,000,000.00 be approved for the construction of Hinge Park in Southeast False Creek ("SEFC") and related work (collectively, "Hinge Park Construction"), with funding to be provided by the SEFC Development Financial Plan (Development Cost Levies).
- B. THAT, subject to the conditions set out in C, D and E below, the Director of Legal Services (on behalf of the City) be authorized to enter into a contract with Tybo Contracting Ltd. for the Hinge Park Construction in SEFC at an estimated cost of \$4,932,168.48 plus GST, with funding to be provided by the budget established pursuant to A above.
- C. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement B above.
- D. THAT all such legal documents be on terms and conditions satisfactory to the City Manager and the Director of Legal Services.
- E. THAT no legal rights or obligations will be created or arise by Council's adoption of B, C and D above unless and until such legal documents are executed and delivered by the Director of Legal Services.

ADOPTED ON CONSENT

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Anton

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Capri  
SECONDED by Councillor Lee

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

CARRIED UNANIMOUSLY

**BY-LAWS**

MOVED by Councillor Ladner  
SECONDED by Councillor Stevenson

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 7 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. **A By-law to amend Development Permit Board and Advisory Panel By-law No. 5869 regarding appointments (By-law No. 9689)**
2. **A By-law to amend Noise Control By-law No. 6555 (re 1409 - 1477 West Pender Street) (By-law No. 9690)**
3. **A By-law to amend Building By-law No. 9419 regarding green building strategy for one family homes, one family homes with secondary suites, and two family homes (By-law No. 9691)**
4. **A By-law to amend Vehicles for Hire By-law No. 6066 regarding taxicab rates and fares (By-law No. 9692)**
5. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 2900 East Broadway) (By-law No. 9693)**  
(Councillor Chow ineligible to vote)

6. **A By-law to amend Sign By-law No. 6510 (re 2900 East Broadway [Broadway Tech])**  
(By-law No. 9694)  
(Councillor Chow ineligible to vote)
7. **A By-law to amend Parking By-law No. 6059 (re 2900 East Broadway)**  
(By-law No. 9695)

#### MOTIONS

##### A. Administrative Motions

1. **Design Guidelines - "Grandview Boundary Industrial Area Rezoning & Development Policies and Guidelines" and "Mini-Storage Warehouse Guidelines"**

MOVED by Councillor Capri

SECONDED by Councillor Stevenson

THAT the documents entitled "Grandview Boundary Industrial Area Rezoning & Development Policies and Guidelines" and "Mini-Storage Warehouse Guidelines" be adopted by Council for use by applicants and staff for development applications in the CD-1 District.

CARRIED UNANIMOUSLY

2. **Closure and Sale of a Portion of Lane East of Waterloo Street, Adjacent to 1904 Waterloo Street**

MOVED by Councillor Lee

SECONDED by Councillor Capri

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The owner of [PID: 010-795-871] Lot A of Lot 1 Block 24 District Lot 540 Plan 5011 ("Lot A") at 1904 Waterloo Street has made application to purchase the abutting 8 foot wide portion of lane east of Waterloo Street, south from 3<sup>rd</sup> Avenue;
3. The said portion of lane was dedicated by the deposit of Plan 5011 on December 24, 1920;
4. The said portion of lane to be closed is no longer required for municipal purposes;
5. The said portion of lane will be conveyed to the owner of Lot A and consolidated with Lot A to form a single parcel;

6. The City is to take back a Right of Way for sewer purposes over a portion of the single parcel.

THEREFORE BE IT RESOLVED THAT all that portion of lane east of Waterloo Street, south from 3<sup>rd</sup> Avenue, as dedicated by the deposit of Plan 5011, and being adjacent to Lots A and B, Plan 5011 and The West ½ of Lot 2, Plan 229, All of Block 24, District Lot 540, Group 1, New Westminster District, the same as shown in heavy outline on the Reference Plan attested to by Edmund T. Wong, B.C.L.S., completed and checked on the 24<sup>th</sup> day of June, 2008 and marginally numbered FILE: SU-1870, be closed, stopped-up and conveyed to the abutting owner of Lot A; and

BE IT FURTHER RESOLVED THAT the said portion of lane to be closed is to be consolidated with said Lot A to form a single parcel, to the satisfaction of the Director of Legal Services.

CARRIED UNANIMOUSLY

#### NEW BUSINESS

1. Request for Leave of Absence - Councillor Elizabeth Ball

MOVED by Councillor Lee  
SECONDED by Councillor Louie

THAT Councillor Elizabeth Ball be granted a Leave of Absence for personal reasons from the Regular Council meeting and the Public Hearing on Tuesday, July 8, 2008.

CARRIED UNANIMOUSLY

2. Request for Leave of Absence - Councillor Raymond Louie

MOVED by Councillor Cadman  
SECONDED by Councillor Deal

THAT Councillor Raymond Louie be granted a Leave of Absence from the Public Hearing on Tuesday, July 8, 2008.

CARRIED UNANIMOUSLY

## ENQUIRIES AND OTHER MATTERS

### 1. Non-Compliant Billboards

Councillor Cadman requested the City Manager to provide an update on the status of non-compliant billboards in residential areas.

The City Manager agreed to schedule a briefing for Council on the matter.

### 2. Review of Regular Council Minutes of June 26, 2007

Councillor Louie requested the City Clerk to review the June 26, 2007 Regular Council meeting minutes for the omission of an amendment moved by him during the discussion of a motion on Greenhouse Gas (GHG) Emission Targets.

**Note from Meeting Coordinator:** The minutes were reviewed, and the following amendment, moved by Councillor Louie, which lost, was omitted from the minutes:

**THAT** staff report back with practical options for the City of Vancouver to be carbon neutral by 2010.

The Council adjourned at 5:00 p.m.

\* \* \* \* \*