



CITY OF VANCOUVER

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND ENVIRONMENT

JULY 10, 2008

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, July 10, 2008, at 2:04 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 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: 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 June 26, 2008, were adopted.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Louie
THAT the Committee recommend to Council

THAT item 1 be adopted on consent.

CARRIED UNANIMOUSLY

1. **2706 Oliver Crescent**
Warning to Prospective Purchasers
May 28, 2008

MOVED by Councillor Louie
THAT the Committee recommend to Council

- A. THAT the City Clerk be directed to file a 336D Notice against the title to the property at 2706 Oliver Crescent, Lot 10, Block G, Plan 5702, District Lot 2027 New Westminster, PID 011-097-094 in order to warn prospective purchasers that there are contraventions of the Zoning and Development and Building By-laws related to this building.
- B. THAT the Director of Legal Services is hereby authorized, in her discretion, to commence a legal action or proceeding in relation to the premises located at 2706 Oliver Crescent, Lot 10, Block G, Plan 5702, District Lot 2027, New Westminster, and may, in her discretion, seek injunctive relief in that action or proceeding, in order to bring this building into compliance with City By-laws.

ADOPTED ON CONSENT

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The Committee recessed at 2:05 p.m. and reconvened following the Standing Committee on City Services and Budgets meeting at 3:23 p.m., with Councillors Cadman, Deal, Louie, Stevenson and Mayor Sullivan absent.

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2. **Chinatown Society Buildings Planning Grant Program: Phase 1 Grants Approval**
June 24, 2008

Staff from the Planning Department reviewed the report and responded to questions.

A representative from the Chinatown Society Heritage Buildings Association spoke in favour of the report.

MOVED by Councillor Lee
THAT the Committee recommend to Council

THAT Council approve five Planning Grants of up to \$100,000 each, to the five Chinatown Societies identified in Administrative Report *Chinatown Society Buildings Planning Grant Program: Phase 1 Grants Approval*, dated June 24, 2008 and subject to the conditions outlined in Appendix A, for a total grant allocation of up to \$500,000. The source of funds is the previously approved Chinatown Society Buildings Planning Capital Budget.

CARRIED UNANIMOUSLY
(Mayor Sullivan absent for the vote)

3. Hookah Bars & Cigar Lounges Progress Report
June 20, 2008

Staff from Vancouver Coastal Health reviewed the report and responded to questions.

The Committee heard from three speakers, all in opposition to the report (*brief submitted - on file*).

MOVED by Councillor Louie
THAT the Committee recommend to Council

- A. THAT Council make no further amendments to the Health By-law with regard to indoor smoking.
- B. THAT enforcement of the new Health By-law smoking requirements be withheld against residential care facilities for six months or until such time as Council has been able to hear delegations from operators of those facilities and Vancouver Coastal Health's Chief Medical Health Officer.

CARRIED UNANIMOUSLY
(Mayor Sullivan absent for the vote)

4. Vancouver (City-wide) Development Cost Levy Inflationary Rate Review
June 26, 2008

Staff from Community Services reviewed the report and, along with the consultant from Coriolis Consulting Corporation, responded to questions.

MOVED by Councillor Cadman
THAT the Committee recommend to Council

- A. THAT Council approve the adjustment of Vancouver (City-wide) Development Cost Levy (DCL) By-law rates to reflect construction costs and land value inflation from mid-2003 to the end of 2007 as follows:
- i. from \$6.00/square foot to \$10.20/square foot for residential development at a density greater than 1.2 FSR and for non-residential (e.g. commercial and industrial) development;
 - ii. from \$1.75/square foot to \$3.00/square foot for residential development with an FSR of 1.2 or less; and
 - iii. from \$2.40/square foot to \$4.10/square foot for development in an industrial zone.
- B. THAT Council not adjust the Vancouver DCL By-law rates for school use, parking garage, child care use, temporary building and community energy centre.
- C. THAT Council approve a grace period of 12 months for residential rates and 18 months for non-residential (e.g. commercial and industrial) rates from the date of Council approval to the date these rate increases come into effect.
- D. THAT Council instruct the Director of Legal Services to amend the Vancouver Development Cost Levy By-law to implement the increased DCL rates.
- E. THAT Council instruct staff to notify the development industry and affected stakeholders regarding Council-approved changes to the Vancouver (City-wide) DCL.
- F. THAT Council approve, in principle, annual inflationary adjustments to all DCL By-law rates (City-wide and Area Specific) to begin in January 2010; and instruct staff to report back on recommended annual inflationary adjustment and reporting systems, preceded by a report back on resources needed to develop:
- an annual inflation index reflecting change in construction costs and land values;
 - an enhanced DCL tracking system and an annual DCL report that meets new Provincial legislative requirements; and
 - a public consultation process to engage key stakeholders.

amended

AMENDMENT MOVED by Councillor Anton

THAT, in "C", the words "12 months for residential rates and 18 months for non-residential (e.g. commercial and industrial) rates" be struck and replaced with the words "18 months", so that C would read:

THAT Council approve a grace period of 18 months from the date of Council approval to the date these rate increases come into effect.

CARRIED

(Councillor Cadman opposed)

AMENDMENT MOVED by Councillor Cadman

THAT "C" be amended by adding the following:

FURTHER THAT the rates in "A" be further adjusted to reflect inflation to September 2009, subject to a staff report back.

So that C would read:

THAT Council approve a grace period of 18 months from the date of Council approval to the date rate increases come into effect, and

FURTHER THAT the rates in "A" be further adjusted to reflect inflation to September 2009, subject to a staff report back.

CARRIED UNANIMOUSLY

The amendments having carried, the motion as amended was put and CARRIED UNANIMOUSLY

FINAL MOTION AS APPROVED

- A. THAT Council approve the adjustment of Vancouver (City-wide) Development Cost Levy (DCL) By-law rates to reflect construction costs and land value inflation from mid-2003 to the end of 2007 as follows:
- i. from \$6.00/square foot to \$10.20/square foot for residential development at a density greater than 1.2 FSR and for non-residential (e.g. commercial and industrial) development;
 - ii. from \$1.75/square foot to \$3.00/square foot for residential development with an FSR of 1.2 or less; and
 - iii. from \$2.40/square foot to \$4.10/square foot for development in an industrial zone.

- B. THAT Council not adjust the Vancouver DCL By-law rates for school use, parking garage, child care use, temporary building and community energy centre.
- C. THAT Council approve a grace period of 18 months from the date of Council approval to the date rate increases come into effect, and
- FURTHER THAT the rates in A be further adjusted to reflect inflation to September 2009, subject to a staff report back.
- D. THAT Council instruct the Director of Legal Services to amend the Vancouver Development Cost Levy By-law to implement the increased DCL rates.
- E. THAT Council instruct staff to notify the development industry and affected stakeholders regarding Council approved changes to the Vancouver (City-wide) DCL.
- F. THAT Council approve, in principle, annual inflationary adjustments to all DCL By-law rates (City-wide and Area Specific) to begin in January 2010; and, instruct staff to report back on recommended annual inflationary adjustment and reporting systems, preceded by a report back on resources needed to develop:
- an annual inflation index reflecting change in construction costs and land values;
 - an enhanced DCL tracking system and an annual DCL report that meets new Provincial legislative requirements; and
 - a public consultation process to engage key stakeholders.

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

JULY 10, 2008

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, July 10, 2008, at 5:59 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 David Cadman
- Councillor Kim Capri
- 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: Nicole Ludwig, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Anton
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 July 27, 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. 2706 Oliver Crescent - Warning to Prospective Purchasers
2. Chinatown Society Buildings Planning Grant Program: Phase 1 Grants Approval
3. Hookah Bars & Cigar Lounges Progress Report
4. Vancouver (City-wide) Development Cost Levy Inflationary Rate Review

Items 1 to 4

MOVED by Councillor Chow

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of July 10, 2008, as contained in items 1 to 4, be approved.

CARRIED UNANIMOUSLY AND
ITEM 2 BY THE REQUIRED MAJORITY

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

The Council adjourned at 6:00 p.m.

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