

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND ENVIRONMENT

JULY 9, 2009

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, July 9, 2009, at 2:05 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Andrea Reimer, Chair
Mayor Gregor Robertson
Councillor Suzanne Anton
Councillor David Cadman
Councillor George Chow
Councillor Heather Deal, Vice Chair
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Tim Stevenson
Councillor Ellen Woodsworth

ABSENT: Councillor Geoff Meggs (Leave of Absence)

CITY MANAGER'S OFFICE: Penny Ballem, City Manager

CITY CLERK'S OFFICE: Cobi Falconer, Meeting Coordinator (Minutes)
Lori Isfeld, Meeting Coordinator

ADOPTION OF MINUTES

The Minutes of the Standing Committee on Planning and Environment meetings of June 11 and June 18, 2009, were adopted.

MATTERS ON CONSENT

MOVED by Councillor Chow
THAT the Committee recommend to Council

THAT items 2 and 5 be adopted on consent.

CARRIED UNANIMOUSLY

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NOTE FROM CLERK:

Council heard from one of ten registered speakers at the July 9, 2009, Standing Committee on City Services and Budgets meeting, and due to time constraints, agreed to hear from the remainder of the speakers at the July 9, 2009, Standing Committee on Planning and Environment meeting as the first item of business.

For ease of reference, the minutes are recorded in chronological order.

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6. Proposed New Board of Variance By-law
June 29, 2009

The Committee continued hearing from eight speakers who expressed concerns regarding the proposed by-law amendments and supported referring the matter to a meeting in October, 2009.

MOVED by Councillor Louie
THAT the Committee recommend to Council

- A. THAT consideration of the proposed new Board of Variance By-law be referred to a meeting in October, 2009, in order for staff to meet with interested parties and to refine the provisions of the By-law.
- B. THAT staff undertake public consultation on the issue of adding third party appeals to the jurisdiction of the Board of Variance and to report back to Council on the findings of such a consultation and the mechanism for extending the jurisdiction of the Board.

CARRIED
(Councillor Anton opposed to B)

1. 2200 Dundas Street - Request for Injunctive Relief
June 18, 2009

The Deputy Chief Building Official/Manager of Building Branch provided an overview of the report, noted Recommendation B has been withdrawn, and responded to questions.

MOVED by Councillor Stevenson
THAT the Committee recommend to Council

THAT Council authorize the Director of Legal Services, in her discretion, to commence a legal action or proceeding in relation to the premises at 2200 Dundas Street and to seek injunctive relief in that action or proceeding, in order to bring this building into compliance with city by-laws.

CARRIED UNANIMOUSLY

2. Community Amenity Bonus - 1372 Seymour Street
June 25, 2009

THAT the Committee recommend to Council

- A. THAT Council approve an amenity density bonus of 45,000 square feet of residential floor area at 1372 Seymour Street as outlined in this report and described in Development Permit DE412219, subject to:
- i. the design, construction, fitting, furnishing, equipping, and supplying by the owner, at its cost, of a licensed childcare facility of approximately 4,800 square feet (gross) of at-grade indoor space with adjacent outdoor space of approximately 4,850 square feet, and seven dedicated parking stalls as per the City of Vancouver Childcare Design Guidelines and Childcare Technical Guidelines, to be constructed pursuant to DE412219, and to the satisfaction of the Deputy General Manager of Community Services, Director of Facility Design & Management, and Community Care Facilities Licensing;
 - ii. the construction by the owner at its cost, of a shell space built to base building specifications to be used as a multi-use family development, ancillary office space ("multi-use space") of approximately 5,165 square feet (gross) of indoor space on level two, and five dedicated parking stalls to be constructed pursuant to DE412219 and to the satisfaction of the Deputy General Manager of Community Services and Director of Facilities Design & Management; and
 - iii. the owner providing to the City a \$2,055,315 cash contribution, of which \$166,500 shall go to start-up costs of the childcare facility, an estimated \$720,000 for fitting and finishing of the multi-use space, and pursuant to Section 6.11 of the Downtown District Official Development Plan, the remaining \$1,168,815 shall be pre-payment of the owner's obligation to provide for the continuing conservation of this public amenity.

The owner's obligations are to be secured by legal documents and other instruments on the terms and conditions outlined in this report and such other terms and conditions as approved by the Directors of Legal Services, Facilities Design & Management, and Deputy General Manager of Community Services.

- B. THAT Council approve a payment to this developer of \$2,082,500, to be applied to the construction costs of the proposed childcare facility under DE 412219, the payment to come from the Downtown South Development Cost Levy Reserve Fund (Childcare Allocation) with the payment to be on terms and conditions to the satisfaction of the Director of Legal Services and Deputy General Manager of Community Services; and
- C. That Council approve the appointment of the Vancouver Society of Children's Centres (VSOCC) as operator of the childcare and multi-use family development facility, and the occupant of the ancillary office space at nominal rent, lease terms and conditions to be negotiated following this report by Real Estate Services to the satisfaction of the Directors of Real Estate Services, Facilities Design & Management, Legal Services, and Deputy General Manager of Community Services.

ADOPTED ON CONSENT AND
BY THE REQUIRED MAJORITY

3. Report on Electric Vehicle Charging
June 22, 2009

The Sustainable Development Program Manager provided an overview of the report and along with the Senior Manager Technology Development, BC Hydro, responded to questions.

The Committee heard from one speaker in support of the recommendations.

MOVED by Mayor Robertson
THAT the Committee recommend to Council

- A. THAT Council approve the provision of infrastructure for charging electric vehicles (EVs) in new multi-family buildings, generally in accordance with Appendix A of the Administrative Report dated June 22, 2009, entitled "Report on Electric Vehicle Charging", except that the percentage requirement of parking stalls in multi-unit residential buildings be 20 percent rather than 10 percent; and

THAT Council instructs the Director of Legal Services to bring forward amendments to by-laws, generally in accordance with Appendix A of that report, to implement this scheme.
- B. THAT an 18 month grace period be provided following the enactment of the requirements for EV charging infrastructure.

- C. THAT Council direct staff to develop a strategy for retrofitting existing buildings that explores the use of incentives to encourage the installation of EV charging infrastructure in existing buildings.
- D. THAT Council direct staff to partner with Easy Park to pilot a limited number of public EV charging locations at existing City owned Easy Park lots, and explore possibilities to expand this pilot to on-street locations, at a cost to the City of not more than \$15,000, source of funds being the 2009 Engineering Operating Budget - Climate Protection Program.

CARRIED UNANIMOUSLY

4. Slots at Hastings Racecourse - Report Back on Public Benefits and Recommended Allocations from the Hastings Legacy Fund (HLF)
June 23, 2009

The Senior Social Planner provided an overview of the report and responded to questions.

The Committee heard from three speakers in support of the recommendations and two who were opposed.

MOVED by Councillor Louie

THAT the Committee recommend to Council

- A. THAT Council receive for INFORMATION an update on the Hastings Racecourse Public Benefits as described in Appendix A of the Administrative Report dated June 23, 2009, entitled "Slots at Hastings Racecourse - Report Back on Public Benefits and Recommended Allocations from the Hastings Legacy Fund (HLF)".
- B. THAT Council approve six Hastings Legacy Fund grants totalling \$130,000 for the following organizations:
 - Kiwassa Neighbourhood House - Small Grants Program: \$15,000
 - Kiwassa Neighbourhood House - Community Events: \$40,000
 - Hastings North Business Improvement Association - Hastings-Sunrise Patrol Team: \$25,000
 - Hastings North Business Improvement Association - Mural Program: \$20,000
 - Hastings North Community Policing Centre - Litter Clean-Up Project: \$10,000
 - Hastings Conservancy - Educational Project: \$20,000

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

5. **Pedestrian Enhancements for School Crosswalks, 2009 Program**
April 20, 2009

THAT the Committee recommend to Council

THAT Council approve the 2009 Pedestrian Enhancements for School Crosswalks as described in the Administrative Report dated April 20, 2009, entitled "Pedestrian Enhancements for School Crosswalks, 2009 Program", with funding of \$200,000 to be provided from the 2009 Streets Basic Capital Budget (Neighbourhood Traffic Calming), subject to approval of the 2009 Basic Capital Budget.

ADOPTED ON CONSENT

The Committee adjourned at 5:03 p.m.

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

JULY 9, 2009

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, July 9, 2009, at 5:04 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 Gregor Robertson
Councillor Suzanne Anton
Councillor David Cadman
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Andrea Reimer
Councillor Tim Stevenson
Councillor Ellen Woodsworth

ABSENT: Councillor George Chow
Councillor Geoff Meggs (Leave of Absence)

CITY MANAGER'S OFFICE: Penny Ballem, City Manager

CITY CLERK'S OFFICE: Cobi Falconer, Meeting Coordinator (Minutes)
Lori Isfeld, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Woodsworth

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

CARRIED UNANIMIOUSLY

COMMITTEE REPORTS

Report of Standing Committee on Planning and Environment
July 9, 2009

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

1. 2200 Dundas Street - Request for Injunctive Relief

2. Community Amenity Bonus - 1372 Seymour Street
3. Report on Electric Vehicle Charging
4. Slots at Hastings Racecourse - Report Back on Public Benefits and Recommended Allocations from the Hastings Legacy Fund (HLF)
5. Pedestrian Enhancements for School Crosswalks, 2009 Program
6. Proposed New Board of Variance By-law

MOVED by Councillor Deal

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of July 9, 2009, as contained in items 1- 6, be approved.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Louie

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Deal

SECONDED by Councillor Woodsworth

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

CARRIED UNANIMOUSLY

The Council adjourned at 5:06 p.m.

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