



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND ENVIRONMENT

NOVEMBER 4, 2010

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, November 4, 2010, at 2:05 pm, 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 Geoff Meggs
Councillor Tim Stevenson*
Councillor Ellen Woodsworth*

CITY MANAGER'S OFFICE: Penny Ballem, City Manager
David McLellan, General Manager -Community Services

CITY CLERK'S OFFICE: Marg Coulson, City Clerk
Pat Boomhower, Meeting Coordinator

* Denotes absence for a portion of the meeting.

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At this point in the proceedings under sections 3.6(d) and 10.4 of the Procedure By-law, Mayor Robertson advised an urgent report regarding an "Update on Olympic Village Southeast False Creek Affordable Housing and Selection of Lessee/Operator for Parcel 2" needed to be dealt with at the Regular Council meeting immediately following the Standing Committee on Planning and Environment.

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MATTERS ADOPTED ON CONSENT

MOVED by Councillor Deal

THAT the Committee adopt Item 1 on consent.

CARRIED UNANIMOUSLY
(Councillors Louie and Stevenson absent for the vote)

1. **564 West 17th Avenue - Injunctive Relief and 336D Notice
September 29, 2010**

THAT the Committee recommend to Council

- A. THAT the Director of Legal Services is hereby authorized, in her discretion, to commence a legal action or proceeding in relation to the property located at 564 West 17th Avenue, Lot 10, Block 520, Plan 723, District Lot 472, New Westminster, PID 011-858-591, and may, at her discretion, seek injunctive relief in that action or proceeding in order to bring this property into compliance with City By-laws.
- B. THAT the City Clerk be directed to file a 336D Notice against the title to the property at 564 West 17th Avenue, Lot 10, Block 520, Plan 723, District Lot 472, New Westminster, PID 011-858-591, in order to advise prospective purchasers that there are contraventions on the property of the Zoning and Development By-law, Building By-law and Standards of Maintenance Bylaw that are of a nature that a purchaser, unaware of the contravention, would suffer a significant loss or expense if the by-law were enforced against that purchaser, and that there are contraventions of the Building By-law that relate to the construction or safety of buildings or structures.

ADOPTED ON CONSENT

2. **Norquay Village Neighbourhood Centre Plan
October 19, 2010**

Planning Staff reviewed the report and along with Engineering Staff, a representative from Coriolis Consulting Corp, and the General Manager of Community Services, responded to questions.

The Committee heard from 23 speakers; eight of whom spoke in general support and 15 who spoke in opposition to some or all of the recommendations and expressed concerns.

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At 5:00 pm, it was

MOVED by Councillor Deal

THAT the speakers list for this item be closed.

CARRIED UNANIMOUSLY

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At approximately 5:40 pm, it was

MOVED by Councillor Cadman

THAT the Committee hear all registered speakers regarding Item 2 prior to Council's In Camera meeting.

CARRIED UNANIMOUSLY

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The Committee recessed at 6:24 pm and reconvened at 8:14 pm with all members present except for Councillors Anton and Meggs and Mayor Robertson.

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MOVED by Councillor Jang

THAT the Committee recommend to Council

- A. THAT Council adopt the Norquay Village Neighbourhood Centre Plan in Appendix A of the Administrative Report dated October 19, 2010, entitled "Norquay Village Neighbourhood Centre Plan".
- B. THAT Council instruct the Director of Planning to draft District Schedules and Guidelines for the new residential zones outlined in the proposed Norquay Village Neighbourhood Centre Plan, and report back for referral to Public Hearing an application to rezone the area as described in the Plan.
- C. THAT Council instruct the Director of Planning, the General Manager of Community Services Group, and the Director of Finance, to bring forward for Council's approval, a Public Amenities and Infrastructure Financing Strategy to identify and recommend strategies for funding amenities and infrastructure upgrades in the Norquay Village Neighbourhood Centre area.
- D. THAT Council adopt the Public Realm and Transportation Improvement Plan in Appendix B of the Administrative Report dated October 19, 2010, entitled "Norquay Village Neighbourhood Centre Plan".
- E. THAT Council amend the proposed Neighbourhood Centre Plan to include the areas identified in Appendix C of in the Administrative Report dated October 19, 2010, entitled "Norquay Village Neighbourhood Centre Plan", in the Transition Zone for the purposes of allowing four-storey low-rise apartments adjacent to Norquay Park.
- F. THAT Council amend the proposed Neighbourhood Centre Plan to include the areas identified in Appendix C of the Administrative Report dated October 19, 2010, entitled "Norquay Village Neighbourhood Centre Plan", in the Transition Zone for the purposes of allowing four-storey low-rise apartments on larger parcels along Earles Street and north of Kingsway.

- G. THAT Council amend the proposed Neighbourhood Centre Plan to increase the base building height allowable through rezoning in the Kingsway Rezoning Area from six- to eight-storeys to eight- to ten-storeys and to increase the allowable building density from approximately 3.2 FSR (net) to 3.8 FSR (net).

carried

AMENDMENT MOVED by Councillor Anton

THAT the motion be amended by adding the following as H:

THAT Council amend the proposed Neighbourhood Centre Plan for the purpose of allowing four-storey low-rise apartments in the areas adjacent to East 41st Avenue in the Norquay study zone.

LOST

(Councillors Cadman, Chow, Deal, Jang, Louie, Meggs, Reimer, Stevenson, and Woodsworth and the Mayor opposed)

The amendment having lost, the motion was put and CARRIED, with Councillors Cadman and Woodsworth opposed.

3. University of British Columbia (UBC): Proposed Draft Land Use Plan Amendments October 26, 2010

Vancouver City Council, at its meeting on November 2, 2010, referred this matter to the Standing Committee on Planning and Environment meeting on November 4, 2010, in order to hear from speakers.

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Note from Meeting Coordinator: At the Regular Council meeting on November 2, 2010, Councillor Jang declared conflict of interest regarding this item, due to his employment at the university.

At 9:44 pm on November 4, 2010, Councillor Jang left the Standing Committee on Planning and Environment meeting and did not return until 10:55 pm, after the vote on this item.

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The General Manager, Community Services Group, and the Director of Planning, UBC Campus and Community Planning, responded to questions.

The Committee heard from one speaker who expressed concerns regarding population projections and potential impact.

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At this point in the proceedings, it was

MOVED by Councillor Anton

THAT, under Section 2.3 (e) of the Procedure By-law, Council extend the length of the Standing Committee on Planning and Environment meeting by one hour or less.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillors Jang and Louie absent for the vote)*

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MOVED by Councillor Deal
THAT the Committee recommend to Council

- A. THAT Council support UBC's proposed approach to increase housing choices and improve housing affordability for their faculty, staff, and students, including: their overall population target; their commitment to maintain capacity to build student housing for 50 per cent of their students over time; and, their target to have 50 per cent of all market and non-market units occupied by UBC faculty, staff, or students.
- B. THAT Council support UBC's proposed change to the land use designation for the UBC Farm from "Future Housing Reserve" to "Green Academic" to support teaching, research, and innovation; and, to transfer previously contemplated housing density from the Farm to other suitable sites within UBC.
- C. THAT Council support UBC's proposed standards and delivery approach for amenities and community services for their residents as they meet, or exceed, the City standards and are not anticipated to result in additional burdens on City services provided in adjacent communities.
- D. THAT Council support UBC's proposed continuation of transportation demand management provisions contained in their existing land use plan as they have resulted in significant traffic reductions to-date to the benefit of adjacent communities in Vancouver.
- E. THAT Council instruct staff to work with UBC to update the Charter for the relationship between the City and the UBC adopted by Council, September 16, 2003, to reflect the new jurisdictional relationships arising from the Municipalities Enabling and Validating Act (2010) which puts the provincial government in the place of Metro Vancouver regarding land use planning at UBC.
- F. THAT Council instruct staff to continue to work with, and partner with, UBC on initiatives of mutual interest, including: implementation of the Greenest City Action Plan; the UBC/Broadway Corridor Rapid Transit Study and implementation of a rapid transit solution, as well as other transportation related matters; and, provision of direct services such as Fire Protection, where appropriate.

- G. THAT Council convey their appreciation and support of UBC's work to develop a sustainable community at the Vancouver campus;

FURTHER THAT the Administrative Report dated October 26, 2010, entitled "University of British Columbia (UBC): Proposed Draft Land Use Plan Amendments" and its recommendations be sent to the Vice President, External Legal and Community Relations, and the Board of Governors Chairperson, as input into the preparation of the final draft of Land Use Plan Amendments to be considered at Public Hearing in November 2010.

amended

REFERRAL MOVED by Councillor Anton

THAT A, C and D be referred back to UBC for further consultation with Vancouver neighbourhoods to determine the impact of the Land Use Plan on city services and neighbourhoods, including transportation, and community recreation, cultural and social services.

LOST

(Councillors Cadman, Chow, Deal, Louie, Meggs, Reimer, and Stevenson, and the Mayor opposed)
(Councillor Jang absent for the vote)

AMENDMENT MOVED by Councillor Anton

THAT the motion be amended by inserting "and Police Services" in F following the phrase "provision of direct services such as Fire Protection" so that F would read:

THAT Council to instruct staff to continue to work with, and partner with, UBC on initiatives of mutual interest, including: implementation of the Greenest City Action Plan; the UBC/Broadway Corridor Rapid Transit Study and Implementation of a rapid transit solution, as well as other transportation related matters; and, provision of direct services such as Fire Protection and Police Services, where appropriate.

CARRIED

(Councillors Deal, Louie, and Reimer opposed)
(Councillor Jang absent for the vote)

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

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At 10:40 pm, it was

MOVED by Councillor Louie

THAT the Standing Committee on Planning and Environment meeting recess for a ten minute break then convene in Council to deal with urgent business.

*CARRIED UNANIMOUSLY
(Councillors Jang and Woodsworth absent for the vote)*

The Committee recessed at 10:40 pm and reconvened at 11:13 pm with all members present following the Regular Council meeting convened to deal with an item of urgent business.

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**4. Update on Olympic Village Southeast False Creek Affordable Housing and Selection of Lessee/Operator for Parcel 2
November 4, 2010**

Vancouver City Council, at its meeting on November 4, 2010, during the recessed Standing Committee on Planning and Environment, referred this matter to the Standing Committee on Planning and Environment meeting on November 4, 2010, in order to hear from speakers.

The City Manager provided an overview of the report and, along with the Deputy General Manager, Community Services, and the Executive Director, Cooperative Housing Federation of BC, responded to questions.

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At 11:33 pm Councillor Reimer stepped down as Chair to participate in debate and the Vice-Chair assumed the Chair for the remainder of the meeting.

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The Committee heard from six speakers all of whom expressed concerns regarding process, short notice and cuts in affordable housing.

MOVED by Councillor Meggs
THAT the Committee recommend to Council

- A. THAT, subject to F below, Council approve a special purpose Housing Co-operative ("HC") established by the Co-operative Housing Federation of BC (CHFBC) as Lessee and Operator of the City-owned 84 unit affordable rental housing project commonly referred to as "Parcel 2" of the Southeast False Creek Olympic Athletes Village development, the principal civic address of which is 151 West 1st Avenue, and which is now legally known and described as The Owners, Strata Plan BCS3905 (and formerly, as PID: 027-607-453; Lot 330 False Creek Plan BCP37641 Except Air Space Plan BCP44689) ("BCS3905" or "Parcel 2").

- B. THAT Council authorize the City Manager to enter into a Memorandum of Understanding ("MOU") with CHFBC outlining the general relationship to be established between the City and HC for the lease and operation of Parcel 2 on terms and conditions as generally outlined in the Administrative Report dated November 4, 2010, entitled "Update on Olympic Village Southeast False Creek Affordable Housing and Selection of Lessee/Operator for Parcel 2".
- C. THAT, subject to F below, Council authorize the Director of Real Estate Services to enter into a 60 year Lease of Parcel 2 to HC generally on terms and conditions outlined in the Administrative Report dated November 4, 2010, entitled "Update on Olympic Village Southeast False Creek Affordable Housing and Selection of Lessee/Operator for Parcel 2" and requiring a prepaid rent to the City of not less than \$21,202,745.
- D. THAT, subject to F below, Council authorize the Director of Finance to provide the required payment guarantee ("Guarantee") to the provider of the financing to the HC (the "Lender").
- E. THAT, subject to F below, Council authorize the General Manager of Community Services to concurrently enter into a 60 year Operator Agreement with the HC to govern the operations under the lease for Parcel 2 generally on the terms and conditions outlined in the Administrative Report dated November 4, 2010, entitled "Update on Olympic Village Southeast False Creek Affordable Housing and Selection of Lessee/Operator for Parcel 2".
- F. THAT no legal rights or obligations shall arise or be created by A, C, D, or E above until the Lease, Guarantee and Operator Agreement have been entered into by the duly authorized signatories of all parties, on terms and conditions satisfactory to the Director of Legal Services.

carried

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Due to a disturbance in the Council Chamber, the meeting recessed at 12:38 am and reconvened at 12:44 am, Friday, November 5, 2010, with all members present and Councillor Deal in the Chair.

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Following debate, the motion was put and CARRIED with Councillor Anton opposed.

The Committee adjourned at 12:54 am, November 5, 2010

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

NOVEMBER 4, 2010

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, November 4, 2010, at 10:55 pm 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 George Chow
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Tim Stevenson
Councillor Ellen Woodsworth*

CITY MANAGER'S OFFICE: Penny Ballem, City Manager
David McLellan, General Manager -Community Services

CITY CLERK'S OFFICE: Marg Coulson, City Clerk
Pat Boomhower, Meeting Coordinator

* Denotes absence for a portion of the meeting.

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VARY THE AGENDA

Note from Meeting Coordinator: At the Standing Committee on Planning and Environment meeting on November 4, 2010, Mayor Robertson advised, under sections 3.6(d) and 10.4 of the Procedure By-law, an urgent Administrative Report regarding an "Update on Olympic Village Southeast False Creek Affordable Housing and Selection of Lessee/Operator for Parcel 2" needed to be dealt with at the Regular Council meeting following the Standing Committee on Planning and Environment.

Subsequently, requests to speak were received on the urgent business item and the Council agenda was varied to deal with the urgent matter prior to the report of the Standing Committee on Planning and Environment.

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COMMITTEE OF THE WHOLE

MOVED by Councillor Deal
SECONDED by Councillor Louie

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

CARRIED UNANIMOUSLY

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MOVED by Councillor Louie

THAT Council, under Procedure By-law Section 6.8, suspend the rule under Section 2.3(e) to allow the meeting to continue beyond 11:00 pm to complete the matter of urgent business.

*CARRIED AND
BY THE REQUIRED MAJORITY
(Councillor Anton opposed)
(Councillor Woodsworth absent for the vote)*

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URGENT BUSINESS

1. Update on Olympic Village Southeast False Creek Affordable Housing and Selection of Lessee/Operator for Parcel 2
November 4, 2010

REFERRAL MOVED by Councillor Louie

THAT Council refer this item to the Standing Committee on Planning and Environment meeting on November 4, 2010, in order to hear from speakers.

carried

AMENDMENT MOVED by Councillor Anton

THAT the motion be amended by striking out "November 4" and inserting "November 18".

LOST

(Councillors Cadman, Chow, Deal, Jang, Louie, Meggs, Reimer, Stevenson, and Woodsworth and the Mayor opposed)

The amendment having lost, the motion was put and CARRIED with Councillor Anton opposed.

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Council recessed at 11:13 pm to continue with the Standing Committee on Planning and Environment meeting regarding Item 4 related to urgent business, in order to hear from speakers. Council reconvened at 12:54 am, Friday, November 5, 2010, with all members present.

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COMMITTEE REPORTS

Report of Standing Committee on Planning and Environment
November 4, 2010

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

1. 564 West 17th Avenue - Injunctive Relief and 336D Notice
2. Norquay Village Neighbourhood Centre Plan
3. University of British Columbia (UBC): Proposed Draft Land Use Plan Amendments
4. Update on Olympic Village Southeast False Creek Affordable Housing and Selection of Lessee/Operator for Parcel 2

Items 1 to 4

MOVED by Councillor Jang

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of November 4, 2010, as contained in items 1 to 4, be approved.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Woodsworth

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Jang
SECONDED by Councillor Cadman

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

CARRIED UNANIMOUSLY

The Council adjourned at 12:55 am, November 5, 2010

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