

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND ENVIRONMENT

JUNE 30, 2011

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, June 30, 2011, at 2:08 pm, in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Andrea Reimer, Chair
Mayor Gregor Robertson*
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

ABSENT: Councillor Suzanne Anton (Leave of Absence)

CITY MANAGER'S OFFICE: Penny Ballem, City Manager
Sadhu Johnston, Deputy City Manager

CITY CLERK'S OFFICE: Bonnie Kennett, Meeting Coordinator

* Denotes absence for a portion of the meeting.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Deal
THAT the Committee recommend to Council

THAT the Committee adopt Item 2 on consent.

CARRIED UNANIMOUSLY
(Councillor Chow and the Mayor absent for the vote)

* * * * *

VARY ORDER OF AGENDA

MOVED by Councillor Stevenson

THAT Items 3 and 4 be dealt with first.

*CARRIED UNANIMOUSLY
(Councillor Chow and the Mayor absent for the vote)*

Note from Meeting Coordinator: For clarity, the minutes are recorded in numerical order.

* * * * *

1. Seniors Health and Care

Vancouver City Council, at its meeting on May 31, 2011, referred the following items to a Standing Committee meeting on June 16, 2011, in order to hear from people who had requested to speak. Subsequently, due to unforeseen circumstances, the meeting was cancelled and the items re-scheduled to the Standing Committee on Planning and Environment meeting on June 30, 2011.

The Committee heard from five speakers in support of items 1a and 1b.

a. Maintaining the Health of Seniors

MOVED by Councillor Woodsworth
THAT the Committee recommend to Council

WHEREAS

1. A significant capacity for maintaining the health and well-being of seniors exists at the municipal level through neighbourhood houses, seniors centres and community centres.
2. Limited funding for these services means they cannot meet the need for outreach programming to isolated seniors, information services on locally available social and health programs for seniors, social programming to keep seniors active and connected.

THEREFORE BE IT RESOLVED

THAT the City of Vancouver request the Provincial Government to provide funding for enhanced seniors outreach and health prevention programs (including information services, social networking and age-appropriate exercise programs) and to support better coordination among existing services.

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

b. Community-Based Care for Seniors

MOVED by Councillor Woodsworth
THAT the Committee recommend to Council

WHEREAS

1. Access to community-based care for BC's growing seniors population is vital to keeping seniors healthy in their own homes and communities, and controlling cost pressures in the broader health care system.
2. BC's Ombudsperson is nearing completion of an investigation into systematic issues in seniors care and a number of independent reports and studies (including from the BC Medical Association and the UBC Centre for Health Services and Policy Research) document problems in timely access to appropriate care, inadequate care and inadequate coordination of services.

THEREFORE BE IT RESOLVED

THAT the City of Vancouver ask the Union of BC Municipalities to urge the Provincial Government to significantly enhance BC's system of community-based seniors care, in order to ensure timely access to the full range of public services that support seniors to age and die with dignity.

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

**2. Single Room Accommodation Permit for 606 Powell Street (Drake Hotel)
June 14, 2011**

THAT the Committee recommend to Council

THAT Council approve a Single Room Accommodation Permit for the Drake Hotel, located at 606 Powell Street for the demolition of 26 SRA-designated units to make way for the development of a 146 unit non-market supportive housing project, as per DE414637.

ADOPTED ON CONSENT

* * * * *

Note from Clerk: Speakers for items 3 and 4 were heard concurrently. Each Administrative Report was considered and voted on separately.

* * * * *

3. 35 West Hastings Street (Palace Hotel) - Request for Injunctive Relief
May 2, 2011

and

4. 50 - 52 East Cordova Street (Wonder Rooms) - Request for Injunctive Relief
May 2, 2011

Licence and Inspections staff provided an overview of the Administrative Reports dated May 2, 2011, entitled "35 West Hastings Street (Palace Hotel) - Request for Injunctive Relief" and "50 - 52 East Cordova Street (Wonder Rooms) - Request for Injunctive Relief" and along with Property Use Inspection, Housing Policy and Legal Services staff and the Deputy City Manager responded to questions.

The Committee heard from 14 speakers in support of the recommendations for both of the above-noted reports.

Item 3

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 35 West Hastings Street (Palace Hotel), and to seek injunctive relief in that action or proceeding, in order to bring this building into compliance with City By-laws.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

Item 4

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 50 - 52 East Cordova Street (Wonder Rooms), and to seek injunctive relief in that action or proceeding, in order to bring this building into compliance with City By-laws.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

* * * * *

The Committee recessed at 4:44 pm, and reconvened at 4:59 pm, with the same members present, except for Councillor Louie.

* * * * *

The Committee adjourned at 5:40 pm

* * * * *



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

JUNE 30, 2011

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, June 30, 2011, at 5:40 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 George Chow
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Tim Stevenson*
Councillor Ellen Woodsworth

ABSENT: Councillor Suzanne Anton (Leave of Absence)
Councillor David Cadman

CITY MANAGER'S OFFICE: David McLellan, General Manager, Community Services Group

CITY CLERK'S OFFICE: Bonnie Kennett, Meeting Coordinator

* Denotes absence for a portion of this meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louie
SECONDED by Councillor Meggs

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

CARRIED UNANIMOUSLY
(Councillor Stevenson absent for the vote)

COMMITTEE REPORTS

Report of Standing Committee on Planning and Environment June 30, 2011

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

1. Seniors and Healthcare
 - a. Maintaining the Health of Seniors
 - b. Community Based Care for Seniors
2. Single Room Accommodation Permit for 606 Powell Street (Drake Hotel)
3. 35 West Hastings Street (Palace Hotel) - Request for Injunctive Relief
4. 50 - 52 East Cordova Street (Wonder Rooms) - Request for Injunctive Relief

Items 1 to 4

MOVED by Councillor Louie

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of June 30, 2011, as contained in items 1 to 4, be approved.

CARRIED UNANIMOUSLY
(Councillor Stevenson absent for the vote)

UNFINISHED BUSINESS

At the Regular Council meeting on Tuesday, June 28, 2011, Vancouver City Council postponed consideration of the following reports to the Council meeting following the Standing Committee on Planning and Environment meeting on Thursday, June 30, 2011, as Unfinished Business.

1. **CD-1 Rezoning: 138 East 7th Avenue**
June 24, 2011

MOVED by Councillor Deal

- A. THAT the application by Wolverton Foundation, to rezone 138 East 7th Avenue (Lots 3, 4, and 5, Block 44, DL 200A, Plan 197; PIDs: 015-551-229, 015-551-237, 015-551-253, respectively), from I-1 (Industrial) District to CD-1 (Comprehensive Development) District, to allow additional uses and alter restrictions on floor space, be referred to a public hearing together with:
 - (i) plans received April 26, 2011;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning: 138 East 7th Avenue"; and

- (iii) the recommendation of the Director of Planning to approve the application;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A of the above-noted Policy Report, for consideration at the Public Hearing.

- B. THAT the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" (I-1)], generally as set out in Appendix B of the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning: 138 East 7th Avenue", be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally as set out in Appendix B of the above-noted Policy Report, for consideration at the Public Hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1 in Schedule A, generally as set out in Appendix B of the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning: 138 East 7th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. THAT A through C above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY
(Councillor Stevenson absent for the vote)

2. CD-1 Rezoning: 8440 Cambie Street (Marine Gateway)
June 24, 2011

MOVED by Councillor Louie

- A. THAT the application by Perkins + Will Architects on behalf of 8440 Cambie Nominee Corp. (PCI Developments) to rezone 8440 Cambie Street (PID: 007-103-581; Lot A, Block 8, Plan 18839, DL 311 NWD) from I-2 (Industrial) to CD-1 (Comprehensive Development) District be referred to a public hearing, together with:
- (i) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning: 8440 Cambie Street (Marine Gateway)";
 - (ii) plans prepared by Perkins + Will Architects, received May 18, 2011, presented in Appendix F of the above-noted Policy Report; and
 - (iii) the recommendation of the Director of Planning to approve the application, subject to the conditions contained in Appendix B of the above-noted Policy Report;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A of the above-noted Policy Report, for consideration at the public hearing.

- B. THAT the application to amend the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule E (assigned Schedule "B" (C-3A)) be referred to the same public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law as set out in Appendix C of the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning: 8440 Cambie Street (Marine Gateway)", for consideration at the public hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include the Comprehensive Development District in Schedule B as set out in Appendix C of the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning: 8440 Cambie Street (Marine Gateway)".

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. THAT A to C above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and

- any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY

3. CD-1 Rezoning and Heritage Revitalization Agreement at 7101 - 7201 Granville Street (Shannon Mews)
June 24, 2011

MOVED by Councillor Louie

- A. THAT the application by Perkins + Will Architects on behalf of Wall Financial Corporation to rezone 7101-7201 Granville Street (Lot BB (Ref. Plan 808), Except the East 10 Ft. Now Road, D.L. 526 PID: 015-978-982) from RS-6 (One-Family District) to CD-1 (Comprehensive Development District), to permit redevelopment of the site with a total of 735 dwelling units, including 15 dwelling units in three heritage buildings, at a density of 1.64 FSR, be referred to a Public Hearing, together with:
 - (i) plans received May 26, 2011;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 7101 - 7201 Granville Street (Shannon Mews)"; and
 - (iii) the recommendation of the Director of Planning to approve, subject to conditions contained in Appendix B of the above-noted Policy Report, including recommendations to reduce specific building heights and the overall density to a maximum of 1.60 FSR;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A of the above-noted Policy Report for consideration at a Public Hearing.

- B. THAT, subject to approval of the rezoning at a Public Hearing, the Subdivision By-law be amended as set out in Appendix C of the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 7101 - 7201 Granville Street (Shannon Mews)";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the Zoning By-law.

- C. THAT the Director of Legal Services be instructed to prepare a by-law, for consideration at the Public Hearing, to designate the Coach House, Gatehouse, Italianate Gardens, three Copper Beech trees and certain interior fixtures and features located on the main floor of the Mansion (as described in detail in the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 7101 - 7201 Granville Street (Shannon Mews)") located at 7101-7201 Granville Street as protected heritage property under Section 593 of the Vancouver Charter.
- D. THAT the Director of Legal Services be instructed to prepare a by-law, under Section 592 of the Vancouver Charter, authorizing the City to enter into a Heritage Revitalization Agreement to secure the rehabilitation and long-term preservation of the heritage resources located at 7101-7201 Granville Street including the Coach House, Gatehouse, Italianate Gardens, three Copper Beech trees, the Mansion, including certain interior fixtures and features (as described in the Policy Report dated June 24, 2011, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 7101 - 7201 Granville Street (Shannon Mews)"), and the perimeter wall.
- E. THAT the Director of Legal Services be instructed to prepare a by-law pursuant to Section 565.2 of the Vancouver Charter authorizing the City to enter into a Housing Agreement with the owner of the site to secure 202 dwelling units as rental on such terms and conditions as are described further in this Report and are satisfactory to the Director of Legal Services and the Managing Director of Social Development.
- F. THAT A to E above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

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 Jang

SECONDED by Councillor Woodsworth

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

CARRIED UNANIMOUSLY

The Council adjourned at 6:17 pm

* * * * *