

REPORT TO COUNCIL



STANDING COMMITTEE OF COUNCIL  
ON CITY FINANCE AND SERVICES

FEBRUARY 14, 2012

A Regular Meeting of the Standing Committee of Council on City Finance and Services was held on Tuesday, February 14, 2012, at 1:30 pm, in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Councillor Raymond Louie, Chair  
Mayor Gregor Robertson\*  
Councillor George Affleck  
Councillor Elizabeth Ball\*  
Councillor Adriane Carr  
Councillor Heather Deal, Vice-Chair  
Councillor Kerry Jang  
Councillor Geoff Meggs  
Councillor Andrea Reimer\*  
Councillor Tim Stevenson  
Councillor Tony Tang

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

**CITY CLERK'S OFFICE:** Tina Hildebrandt, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Deal

THAT the Committee adopt Items 2 to 7 on consent.

CARRIED UNANIMOUSLY  
(Councillors Ball, Reimer and Mayor Robertson absent for the vote)

**1. PRESENTATION: Food Policy**

Social Policy staff provided an update on current Food Policy activities and the upcoming Draft Strategy and, along with Park Board staff and the Deputy City Manager, responded to questions.

2. Lease of City-owned property at 1580 Vernon Drive, 1500 - 1550 Main Street and 331 West 1st Avenue to Blue Heron Charitable Foundation  
January 28, 2012

THAT the Committee recommend to Council

THAT Council authorize the Director of Real Estate Services to enter into a lease to Blue Heron Charitable Foundation (S-0057863), (the "Tenant"), of City-owned property at:

- a) 1580 Vernon Drive, legally known as Lot A, Block 59, District Lots 264A and 2037, Plan 18874, PID: 007-074-654;
- b) 1500 - 1550 Main Street, legally known as Lots 10 - 14, Block A2, District Lot 2037, Plan 5703, PID: 011-086-947, 011-086-963, 011-086-971, 011-086-980, 011-086-998;
- c) a portion of 331 West 1st Avenue adjacent to the Cambie Street Bridge, legally known as Lot 308, Except: part on plan BCP20724, False Creek, Plan BCP20723, PID: 026-498-502;

(collectively the "Properties"), all as shown heavily outlined in Appendix A of the Administrative Report dated January 28, 2012, entitled "Lease of City-owned property at 1580 Vernon Drive, 1500 - 1550 Main Street and 331 West 1st Avenue to Blue Heron Charitable Foundation", subject to the following general terms and conditions:

Term: Three (3) years, effective March 1, 2012.

Rent: Nominal Rent of One (\$1.00) dollar per year, (inclusive of payment in lieu of property taxes), plus applicable HST.

Land Use: Urban Gardening.

Early Termination: The City reserves the right of early termination upon providing Tenant with six (6) months prior written notice.

Other Terms and Conditions: The lease is to be provided by the Landlord and drawn to the satisfaction of the Directors of Legal Services and Real Estate Services.

Tenant to be responsible for all site improvements and costs associated with establishment of the intended use.

Tenant may not do anything on the Properties during the term of the lease to disturb the soils thereon.

The lease is not to be finalized (or is to contain a provision prohibiting the Tenant from making any use of the Properties), until the Ministry of the Environment explicitly confirms in writing that the Contaminated Sites Regulations' site profile exemption contained in section 4(7) thereof applies so as to exempt from the site profile requirement the development permit to be issued in connection with this lease.

Tenant may not carry out any bio-remediation or other remediation activities on the Properties without first obtaining all required governmental and regulatory approvals therefore and without first obtaining from the Ministry of the Environment an explicit written confirmation that such activities will not be considered to involve any disturbance of the soils on the Properties so as to invalidate the site profile exemption relied upon in issuing the development permit.

No legal rights or obligation is hereby created and none shall arise until the lease document is fully executed by both parties.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY

**3. Grant to Support Plans for New City Market  
February 7, 2012**

THAT the Committee recommend to Council

THAT Council approve the contribution of a one-time grant of \$50,000, donated to the City of Vancouver by Vancouver City Savings Credit Union (VanCity), to Your Local Farmers Market Society for business and site planning for a central food hub, called New City Market, to include functions such as a year round farmers market, and provide food processing, distribution, training and community outreach opportunities for Vancouver citizens.

FURTHER THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement the above motion.

FURTHER THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Financial Services, Director of Legal Services, and General Manager, Community Services.

FURTHER THAT no legal rights or obligations will be created or arise by Council's adoption of the above motion unless and until such legal documents are executive and delivered by the Director of Legal Services.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY

**4. 1941 West Broadway - Manchester Public House Inc. - Liquor Primary Liquor  
Licence Application - Liquor Establishment Class 2 - Neighbourhood Pub  
February 3, 2012**

THAT the Committee recommend to Council

THAT Council, having considered the opinion of local area residents and business operators as determined by neighbourhood notifications, site sign, noise impacts and relevant Council policy as outlined in the Administrative Report dated February 3, 2012, entitled "1941 West Broadway - Manchester Public House Inc. - Liquor Primary Liquor Licence Application - Liquor Establishment Class 2 - Neighbourhood Pub", endorse the

request by Manchester Public House Inc. for a 100 person Liquor Primary liquor licence (Liquor Establishment Class 2 - Neighbourhood Pub) to operate in conjunction with the existing Food Primary Liquor Licence (Licence #304383) at 1941 West Broadway subject to:

- i. A maximum total capacity of 100 persons inside;
- ii. Standard Hours of operation, for the first 12 months, limited to 11 am to 12 am, Sunday to Thursday; and 11 am to 1 am, Friday and Saturday; after which time Extended Hours of operation may be considered which are limited to 9 am to 1 am, Sunday to Thursday; and 9 am to 2 am, Friday and Saturday;
- iii. A Time-limited Development Permit;
- iv. Acoustic report to be submitted certifying that the establishment meets Noise Control By-law requirements;
- v. Food service to be provided during operating hours, seven days a week; and
- vi. Signing a Good Neighbour Agreement with the City prior to business licence issuance.

ADOPTED ON CONSENT

5. **Proposed Amendment to Subdivision By-law Number 5208 - Reclassification of 3640, 3650, 3660, 3688, 3706, 3734 and 3750 West King Edward Avenue January 19, 2012**

THAT the Committee recommend to Council

- A. THAT Council approve the application to reclassify the properties at 3640, 3650, 3660, 3688, 3706, 3734 and 3750 West King Edward Avenue from Category C to Category A of Schedule A, Table 1, of Subdivision By-law Number 5208.
- B. THAT, if Council approves A above, the Director of Legal Services be instructed to prepare the necessary by-law to amend the Subdivision By-law implementing the required change.

ADOPTED ON CONSENT

6. **558 West Broadway - Request for Building Permit Extension January 18, 2012**

THAT the Committee recommend to Council

THAT Council approve a request for an extension of Building Permit No. BU448681 for 558 West Broadway for a one year period expiring September 29, 2012.

ADOPTED ON CONSENT

## **7. New WorkBC Employment Centres and Impact on Vancouver Based Services**

On February 14, 2012, Vancouver City Council referred the following motion to the Standing Committee on City Finance and Services meeting later that day, for debate and decision.

THAT the Committee recommend to Council

### WHEREAS

1. The BC Ministry of Social Development has reformed the Employment Program of BC by streamlining employment service delivery through 100 lead agencies as opposed to individually contracting with over 700 individual agencies across the Province;
2. Within Vancouver, forty-eight local service providers will cease to receive direct funding from the Province but instead whose funding will be determined by five primary agencies that will act as subcontractors or will lead or develop new employment service functions which represents a fundamental change in how employment services are provided to the City's specialized populations;
3. Several local agencies now face imminent discontinuation of services, program destabilization, or closure as a result of these changes;
4. It is not known if these programs, which have been long supported by the City of Vancouver, could continue under the auspices of one of the new lead or sub-contracted employment service providers.

### THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to review the impact of these changes to determine any service gaps, especially for vulnerable and other specialized clients, and determine if changes in service delivery and funding for certain groups will impact other City services, such as social grant demands, or other funding demands on the City.
- B. THAT Council direct staff to act on opportunities to influence or mitigate impacts where possible and report these to City Council.

### ADOPTED ON CONSENT

## **8. Current Zoned Capacity for Housing in Vancouver**

On February 14, 2012, Vancouver City Council referred the following motion to the Standing Committee on City Finance and Services meeting later that day, in order to hear from speakers.

The motion also contains revisions to the original motion, which were accepted by the Committee.

The Committee heard from one individual who spoke in support of the motion and provided additional comments.

MOVED by Councillor Carr  
THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver is commencing with Community Plans in four neighbourhoods in which the amount and type of new housing will undoubtedly be a focus as the city, in the context of the Regional Growth Strategy, plans for future growth.
2. Information about the zoned capacity for housing, both in these neighbourhoods and city wide, is essential to inform these planning processes.
3. This information, requested in a previous motion to Council (February 1, 2011), was delayed by a referral to staff for more information regarding financial and staffing implications to conduct the work, and has now become urgent.

THEREFORE BE IT RESOLVED THAT Council request staff to report back, in a form that is practical, useable and within the existing work plans for the Regional Context Statement, with the following information:

1. The current total existing zoned capacity for residential housing in the City of Vancouver at a macro-scale with total numbers updated from previous work done under Regional Context Statements;
2. The current total existing zoned capacity in the City of Vancouver for residential housing broken down by land use zones and showing total capacity in number of additional dwellings and additional population;
3. Explanations of how net figures of "potential homes" are calculated and what factors may lead to unused zoned capacity.

FURTHER THAT the data be further broken down by neighbourhood with the four neighbourhoods currently entering into Community Plan processes as a priority (Grandview Woodland, West End, Marpole and the Downtown East Side).

FURTHER THAT this work should be completed in a timely way so that:

1. Each of the four neighbourhoods entering into Community Plan processes receive macro-scale information as well as detailed information by land use zones for their neighbourhood as base information for the development of their plans;
2. the detailed breakdown of information by land use zone and neighbourhood for the city as a whole be available to inform other upcoming planning processes such as the development of a new Regional Context Statement for Metro Vancouver's Regional Growth Strategy.

CARRIED UNANIMOUSLY

## 9. Request to Develop a City App

On February 14, 2012, Vancouver City Council referred the following motion to the Standing Committee on City Finance and Services meeting later that day, in order to hear from speakers.

The Committee heard from one individual who spoke in support of the motion and provided additional comments.

MOVED by Councillor Reimer  
THAT the Committee recommend to Council

### WHEREAS

1. City Council has a strong and demonstrated commitment to bringing the community into City Hall by engaging citizens, and soliciting their ideas, input and creative energy.
2. The City of Vancouver is seen as a global leader in open data and open standards as a result of work done under the Open 3 initiative (more information at [data.vancouver.ca](http://data.vancouver.ca)).
3. The City of Vancouver has committed to technologies, such as implementing 311 and developing a new website format, that increase resident and business access to City functions such as licenses, recreation programs, reporting of bylaw infractions and other common transactions with the City.
4. Residents and businesses are increasingly moving from phone and web to smartphone and mobile technologies.

THEREFORE BE IT RESOLVED THAT City staff report back on a financial analysis and timeline, including public consultation, for a mobile "City App" that works across common mobile platforms (including Blackberry, Android and iPhone), and that allows residents and business to fulfill desired interactions with the City including access to timely information and services such as business licenses and recreation programs, as well as the ability to report problems in their local area.

CARRIED UNANIMOUSLY

The Committee adjourned at 2:48 pm.

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REGULAR COUNCIL MEETING MINUTES  
STANDING COMMITTEE OF COUNCIL ON  
CITY FINANCE AND SERVICES

FEBRUARY 14, 2012

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 14, 2012, at 2:48 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on City Finance and Services meeting, to consider the recommendations and actions of the Committee.

**PRESENT:** Mayor Gregor Robertson  
Councillor George Affleck  
Councillor Elizabeth Ball  
Councillor Adriane Carr  
Councillor Heather Deal  
Councillor Kerry Jang  
Councillor Raymond Louie  
Councillor Geoff Meggs  
Councillor Andrea Reimer  
Councillor Tim Stevenson  
Councillor Tony Tang

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

**CITY CLERK'S OFFICE:** Tina Hildebrandt, Meeting Coordinator

**"IN CAMERA" MEETING**

MOVED by Councillor Jang  
SECONDED by Councillor Deal

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

(b) personal information about an identifiable individual who is being considered for an award or honour, or who has offered to provide a gift to the city on condition of anonymity.

CARRIED UNANIMOUSLY

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Jang  
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY



## COMMITTEE REPORTS

### Report of Standing Committee on City Finance and Services February 14, 2012

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

1. PRESENTATION: Food Policy
2. Lease of City-owned property at 1580 Vernon Drive, 1500 - 1550 Main Street and 331 West 1st Avenue to Blue Heron Charitable Foundation
3. Grant to Support Plans for New City Market
4. 1941 West Broadway - Manchester Public House Inc. - Liquor Primary Liquor Licence Application - Liquor Establishment Class 2 - Neighbourhood Pub
5. Proposed Amendment to Subdivision By-law Number 5208 - Reclassification of 3640, 3650, 3660, 3688, 3706, 3734 and 3750 West King Edward Avenue
6. 558 West Broadway - Request for Building Permit Extension
7. New WorkBC Employment Centres and Impact on Vancouver Based Services
8. Current Zoned Capacity for Housing in Vancouver
9. Request to Develop a City App

#### Items 1 to 9

MOVED by Councillor Deal

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of Tuesday, February 14, 2012, as contained in Items 1 to 9, be approved.

CARRIED UNANIMOUSLY AND ITEMS  
2 AND 3 BY THE REQUIRED MAJORITY

#### RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Jang

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 Ball

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

CARRIED UNANIMOUSLY

The Council adjourned at 2:49 pm.

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