



## REPORT TO COUNCIL

### STANDING COMMITTEE OF COUNCIL ON PLANNING, TRANSPORTATION AND ENVIRONMENT

APRIL 24, 2013

A Regular Meeting of the Standing Committee of Council on Planning, Transportation and Environment was held on Wednesday, April 24, 2013, at 9:30 am, in the Council Chamber, Third Floor, City Hall.

<b>PRESENT:</b>	Councillor Andrea Reimer, Chair Mayor Gregor Robertson* Councillor George Affleck Councillor Elizabeth Ball Councillor Adriane Carr Councillor Heather Deal Councillor Kerry Jang Councillor Geoff Meggs, Vice-Chair Councillor Tony Tang
<b>ABSENT:</b>	Councillor Raymond Louie (Leave of Absence - Civic Business) Councillor Tim Stevenson
<b>CITY MANAGER'S OFFICE:</b>	Penny Ballem, City Manager Sadhu Johnston, Deputy City Manager
<b>CITY CLERK'S OFFICE:</b>	Nicole Ludwig, Meeting Coordinator (Items 1 to 9) Lori Isfeld, Meeting Coordinator (Items 10 and 11)

\*Denotes absence for a portion of the meeting.

#### PROCLAMATION - Early Care and Learning Month

The Mayor proclaimed May as Early Care and Learning Month in the city of Vancouver, and invited Susan Low, along with staff and children from the YMCA Kids at Heather daycare to the podium to receive the proclamation and say a few words.

The Committee also recognized members of the Childcare Task Force for their contribution in providing childcare in the city.

#### MATTERS ADOPTED ON CONSENT

MOVED by Councillor Jang

THAT the Committee adopt Items 8 and 9 on consent.

CARRIED UNANIMOUSLY

**1. Childcare Reserve**

Brenda Prosen, General Manager, Community Services, provided introductory remarks regarding the Childcare Reserve. Mary Clare Zak, Director, Social Policy, provided an update on the status of the Childcare Reserve, and along with Penny Ballem, City Manager, and Carol Ann Young, Senior Social Planner, responded to questions.

Dr. John Carsley, Vancouver Coastal Health, congratulated the City on its support for early childcare and learning, and spoke about the importance of good early childcare and learning.

**2. 2013 Childcare Reserve Grants  
April 9, 2013**

Penny Ballem, City Manager, and Mary Clare Zak, Director, Social Policy, responded to questions.

MOVED by Councillor Ball

THAT the Committee recommend to Council

- A. THAT Council authorize payment of three Start-up Grants of up to \$137,000, as outlined in Table I of the Administrative Report dated April 9, 2013, entitled, "2013 Childcare Reserve Grants", for the period January 1 - December 31, 2013. Source of funds is the Childcare Reserve.
- B. THAT Council authorize payment of 17 Infant/Toddler Operating Grants of up to \$538,395, as outlined in Table II of the Administrative Report dated April 9, 2013, entitled, "2013 Childcare Reserve Grants", to support 312 spaces for the period from January 1 - December 31, 2013. Source of funds is the Childcare Reserve.

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

**3. Transportation 2040: Implementation Plan #1: False Creek Bridges**

Jerry Dobrovlny, Director of Transportation, provided an update on repairs and improvements to the False Creek Bridges in relation to the implementation of the Transportation 2040 plan, and along with Peter Judd, General Manager, Engineering Services, and Patrice Impey, General Manager, Financial Services, responded to questions.

The Committee heard from one speaker who provided comments and suggestions for a stronger focus on transit services in transportation plans.

**4. 2012 Annual Financial Report  
April 9, 2013**

Patrice Impey, General Manager, Financial Services, Penny Ballem, City Manager, Peter Judd, General Manager, Engineering Services, and Esther Lee, Director of Financial Services, responded to questions. Ms. Impey advised that on page 2 of the Administrative Report dated April 9, 2013, entitled "2012 Annual Financial Report", that the total of the City's non-financial assets should

read \$6.198 **billion**, instead of \$6.198 million as noted in the originally distributed report. The Committee received the City of Vancouver Financial Statements for the year ended December 31, 2012, for information.

**5. 2013 Property Taxation - Distribution of Property Tax Levy  
April 17, 2013**

Patrice Impey, General Manager, Financial Services and Grace Cheng, Senior Manager, Financial Planning and Analysis, responded to questions.

The Committee heard from two speakers opposed to the recommendations, who expressed concerns with the terms of reference for the Property Tax Policy Review Commission and fixed share policy related to taxation.

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*At 11:55 am, it was*

*MOVED by Councillor Deal*

*THAT the Committee extend the length of the meeting until 1:00 pm, then recess and reconvene at 2:00 pm.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY  
(Mayor Robertson absent for the vote)*

\* \* \* \* \*

*MOVED by Councillor Deal  
THAT the Committee recommend to Council*

- A. THAT Council instruct the Director of Finance to calculate the 2013 general purpose tax rates for all property classes to achieve a tax distribution of approximately 53.7% residential and 46.3% non-residential.
- B. THAT Council approve the Terms of Reference and a budget of up to \$70,000 for the Property Tax Policy Review Commission; source of funding to be 2013 Operating Budget.

*CARRIED UNANIMOUSLY  
(Mayor Robertson absent for the vote)*

**6. Annual Procurement Report 2012  
April 2, 2013**

Nick Kassam, Director, Supply Chain, and Penny Ballem, City Manager, responded to questions.

The Committee received the Administrative Report dated April 2, 2013, entitled “Annual Procurement Report 2012” for information.

**7. Great Northern Way Campus Revised Structure Plan: Planning Program  
April 5, 2013**

The Committee heard from four speakers in support of the recommendations.

Matt Shillito, Assistant Director, Community Planning, and Matthew Carter, President, GNW Trust, responded to questions.

MOVED by Councillor Carr  
THAT the Committee recommend to Council

- A. THAT Council endorse a planning program to develop a revised Structure Plan associated with CD-1 (402) to guide redevelopment of the Great Northern Way Campus lands.
- B. THAT the staff resources and estimated cost-recovery budget of \$267,000 outlined in Appendix A of the Policy Report dated April 5, 2013, entitled, “Great Northern Way Campus Revised Structure Plan: Planning Program” be approved to prepare the Structure Plan;

FURTHER THAT, consistent with City cost-recovery practice, Council accept a financial contribution of \$267,000 from Great Northern Way Campus to fully cover these costs;

AND FURTHER THAT Council accept this contribution in two instalments: a first instalment of \$125,000 due following Council’s endorsement of the program, and the balance due midway through the program.

CARRIED UNANIMOUSLY

**8. Contract Award for Supply and Installation of a Permit and Project Tracking System and Professional Services (“PPTS”)  
February 26, 2013**

THAT the Committee recommend to Council

THAT Council authorize City staff to award a contract to Computronix (Canada) Ltd. (“Computronix”) subject to ongoing negotiations being finalized and all contract terms being settled to the satisfaction of the City’s General Manager of Planning and Development Services, General Manager of Community Services, Director of Legal Services, Director of Finance, and Chief Purchasing Official, for the supply and

installation of a permit and project tracking system, professional services and maintenance and support, with an estimated contract value of \$5,541,139, to be funded through the approved project capital budget;

FURTHER THAT the Director of Legal Services be authorized, once City staff have finalized negotiations and settled all contract terms contemplated by the above, to execute it on behalf of the City;

AND FURTHER THAT no legal rights or obligations will be created by Council's adoption of the above unless and until such contract is executed by the Director of Legal Services.

ADOPTED ON CONSENT

**9. Contract Award for the Services to Receive, Sort and Process Organic Materials  
April 10, 2013**

THAT the Committee recommend to Council

THAT Council authorize City staff to negotiate, to the satisfaction of the City's General Manager of Engineering Services, Director of Legal Services, Director of Finance, and Chief Purchasing Official, and enter into, a contract with Enviro-Smart Organics Ltd. to provide additional yard trimmings and food scraps processing capacity at an estimated contract value of \$2,670,000 plus applicable taxes for a term of three years, and providing for two additional one-year optional extension periods, with funding to be provided from the Solid Waste Utility Operating Budget;

FURTHER THAT the Director of Legal Services be authorized to execute on behalf of the City the contract contemplated by the above;

AND FURTHER THAT no legal rights or obligations will be created by Council's adoption of the above unless and until such contract is executed by the Director of Legal Services.

ADOPTED ON CONSENT

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*The Committee recessed at 12:57 pm and reconvened at 2:08 pm,  
with the same members present.*

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**10. A New Vancouver Art Gallery at 688 Cambie Street  
April 15, 2013**

At its meeting on April 23, 2013, Vancouver City Council referred this matter to the Standing Committee on Planning, Transportation and Environment meeting on April 24, 2013, in order to hear from speakers.

Richard Newirth, Managing Director, Cultural Services, along with Brian Jackson, General Manager of Planning and Development, and Penny Ballem, City Manager, responded to questions. Kathleen Bartels, Director, Vancouver Art Gallery, and Bruce Wright, Chair, Vancouver Art Gallery Board of Trustees, also responded to questions.

The Committee heard from 16 speakers in support of the proposed Vancouver Art Gallery project.

Following hearing from speakers and additional questions to staff, Vancouver Art Gallery representatives provided closing comments.

MOVED by Mayor Robertson

THAT the Committee recommend to Council

- A. THAT Council authorize staff to negotiate, for execution by the City Manager, a Memorandum of Understanding for a lease agreement on the following general terms, and such other agreements as may be necessary or appropriate, with the objective of obtaining a new Vancouver Art Gallery (the "Gallery") located on the City-owned site at 688 Cambie Street, and to report back on same for approval and execution authority once all such agreements have been successfully negotiated pursuant to such Memorandum of Understanding:
  - i. A 99 year lease (the "Lease") from the City to the Vancouver Art Gallery Association ("VAGA") for the area ("Site") required for the new Vancouver Art Gallery at nominal gross rent inclusive of rent in lieu of taxes and for the purposes outlined in the Administrative Report dated April 15, 2013, entitled, "A New Vancouver Art Gallery at 688 Cambie Street", for an art gallery and associated uses including arts education, local arts, culture and other community purposes.
  - ii. The Site to be approximately 1.8 acres and located predominantly on that parcel located at 688 Cambie Street and legally described as Parcel Identifier: 009-860-991, Block 48, District Lot 541, Plan 8970 but configured (as set out in E, below) in order to optimize the development objectives described below, including, if appropriate, closure and consolidation into the Site of all or part of the south end of the 600 block of Cambie Street.
  - iii. The Lease to be conditional on:
    - (a) All funding agreements between VAGA and each of the Federal Government of Canada (approximately \$100 million) and the Provincial Government of British Columbia (an additional \$50 million to the \$50 million in hand) being secured prior to April 30, 2015, the expected commencement of the VAGA Public Phase of the fundraising campaign, as described in the above-noted report; if VAGA gives 30 days' prior written notice to the City that VAGA will not be able to meet such deadline, then Council, in its sole discretion upon receiving a report back from the City Manager, may approve a later date;

- (b) Application for the development permit being aligned with the project scope as described in the above-noted report;
  - (c) VAGA having secured agreements from all sources for a total of 75% of the then current budget for the proposed project (which includes soft and hard construction and operating endowment); this 75% includes the government funding described in A.iii(a) above;
  - (d) Arrangements being in place to the satisfaction of the City Manager for VAGA's vacation of its current premises at 750 Hornby Street;
  - (e) The Lease and all proposed funding agreements being approved by Council and executed by the applicable parties at the time of issuance of the Development Permit and in any event no later than December 31, 2015;
  - (f) VAGA committing to raising any additional funds required should the project costs exceed the current projected budget and/or if the project scope changes;
  - (g) The Constitution and By-laws of the VAGA being amended following discussion with the Board of Trustees so as to allow the Mayor to participate as an honorary member, or liaison to the Board of Trustees, or in such other alternative capacity of the VAGA, as the City determines appropriate, and for Council to appoint up to two voting members of the Board of Trustees of the VAGA and to ensure that there is always one City-appointed Director on the Board's Finance and Audit Committee, all as determined to be requisite by the City; and
  - (h) The Vancouver Art Gallery Association further developing their plan to continue to build on its strong local connections and proposed expanded space and programming capacity to further increase the strength and exposure for Vancouver's diverse arts and culture community in consultation with the City's Arts and Culture Policy Council.
- B. THAT Council approve amendments being made, following discussion with the Board of Trustees, to the Constitution and By-laws of the Vancouver Art Gallery Association, all as determined by the City, for the purpose of allowing the Mayor to participate as an honorary member or liaison to the Board of Trustees, or in such other alternative capacity of the Vancouver Art Gallery Association, as the City determines appropriate, and for Council to appoint up to two voting members of the Board of Trustees of the Vancouver Art Gallery Association and that one of these members be appointed to the Finance and Audit Committee of the Board of Trustees.
- C. THAT Council direct staff to undertake a review of the Constitution and By-laws of the Vancouver Art Gallery Association ("VAGA") to address any housekeeping or other amendments to the Constitution and By-laws as requested and approved by the VAGA membership and report back to Council for approval.

- D. THAT Council request that the Vancouver Art Gallery Association (“VAGA”) appoint one City staff, as designated by the City Manager and the Director of Planning and Development Services, to each of the VAGA’s Building Committee and Architectural Technical Advisory Committee for a new Vancouver Art Gallery.
- E. THAT Council direct the General Manager of Planning and Development Services and General Manager of Engineering Services to further investigate the development of a portion of Cambie Street in the 600 block adjacent to the Queen Elizabeth Theatre to integrate the new Vancouver Art Gallery and associated public space with the Queen Elizabeth Plaza, and as soon as possible initiate ongoing consultation with the Civic Theatres Board and staff, and report back to Council with a recommended configuration of the Site, development plan for remainder of 688 Cambie Street, public space integration plan, parking considerations, including such subdivision, consolidation, and road closure resolutions as are necessary to implement such recommendations if approved by Council.
- F. THAT Council direct the General Manager of Financial Services to allocate proceeds from the future sale and development of the remainder of 688 Cambie Street to pay off the balance of the loan from the Capital Financing Fund which encumbers the property and was used for upgrades for Civic Theatres in preparation for the Winter 2010 Games and the Cultural Olympiad, reimburse the Property Endowment Fund, and direct any remaining proceeds for parks and community facilities as directed by Council.
- G. THAT Council request that the Vancouver Art Gallery Association, in consultation with City staff led by the Director of Corporate Communications, develop and implement a program to raise the public’s awareness about plans for a new Vancouver Art Gallery.
- H. THAT Council direct the General Manager of Real Estate and Facilities Management to consult with the Province, the owner of the land and Rattenbury building at 750 Hornby Street (the “Existing Gallery”), on the potential post-Vancouver Art Galley Association use of the Existing Gallery by the cultural sector and, subject to such consultation, direct the Director of Corporate Communications to develop and undertake a Community Consultation and Engagement Strategy on the future use of the Existing Gallery for the cultural sector that will likely result in the Chief Purchasing Official conducting an open public process for proposals.
- I. THAT Council direct staff to further investigate the required remediation of environmental conditions of the Site noted in A.ii above, and that such remediation required will be paid for by the City.
- J. THAT no legal rights or obligations will arise or be created by Council's adoption of A through I above, unless and until the legal agreements referred to above are approved by Council and executed and delivered by the authorized signatories of the City and the other party(ies) to same.

carried



AMENDMENT MOVED by Councillor Ball

THAT the motion be amended by striking “April 30, 2015” in A.iii. and replacing it with “April 30, 2016”.

LOST

(Councillors Carr, Deal, Jang, Meggs, Reimer, Tang and Mayor Robertson opposed)

The amendment having lost the motion was put and CARRIED UNANIMOUSLY.

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*The Committee recessed at 4:40 pm and reconvened at 4:49 pm with  
the same members present.*

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## 11. Enabling the Micro-Brewery and Distillery Industry

At its meeting on April 23, 2013, Vancouver City Council referred the motion below to the Standing Committee on Planning, Transportation and Environment meeting on April 24, 2013, in order to hear from speakers.

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

MOVED by Councillor Affleck

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver prides itself on its local tourism sector;
2. The City of Vancouver wants to foster a robust local food scene, which includes the distilling of spirits, the making of wine and brewing of craft beer;
3. The Province of BC announced Policy Directive 13-02 effective March 1, 2013, which allows for changes to brewery and distillery operations in the province and the ability for customers to sample and purchase locally produced spirits and beer for on-site consumption;
4. The policy change thus aligns regulations for brewers and distillers with wineries who have been able to serve and sell wine for on-site consumption for years;
5. The City of Vancouver's Zoning and Development By-law only permits micro-breweries and distilleries on industrial land to serve or sell product in a limited way because industrial land is not zoned for liquor primary.

THEREFORE BE IT RESOLVED THAT staff report back to Council on the required changes to the relevant regulations within the city of Vancouver that would permit micro-breweries, wineries and distilleries on industrial land to sample and sell craft beer and spirits produced onsite, thus being consistent with provincial liquor policy.

carried

AMENDMENT MOVED by Councillor Carr

THAT the Resolved be amended by striking the word “sample” and replacing it with the words “provide samples”.

LOST

(Councillors Affleck, Ball, Deal, Jang, Meggs, Reimer, Tang and Mayor Robertson opposed)

The amendment having lost the motion was put and CARRIED UNANIMOUSLY.

The Committee adjourned at 5:05 pm.

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**REGULAR COUNCIL MEETING MINUTES  
STANDING COMMITTEE OF COUNCIL ON  
PLANNING, TRANSPORTATION AND ENVIRONMENT**

**APRIL 24, 2013**

A Regular Meeting of the Council of the City of Vancouver was held on Wednesday, April 24, 2013, at 12:57 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on Planning, Transportation and Environment 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 Geoff Meggs  
Councillor Andrea Reimer  
Councillor Tony Tang
- ABSENT:** Councillor Raymond Louie (Leave of Absence - Civic Business)  
Councillor Tim Stevenson
- CITY MANAGER'S OFFICE:** Penny Ballem, City Manager
- CITY CLERK'S OFFICE:** Nicole Ludwig, Meeting Coordinator  
Lori Isfeld, Meeting Coordinator

**COMMITTEE REPORTS**

Report of Standing Committee on Planning, Transportation and Environment  
April 24, 2013

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

1. Childcare Reserve
2. 2013 Childcare Reserve Grants
3. Transportation 2040: Implementation Plan #1: False Creek Bridges
4. 2012 Annual Financial Report
5. 2013 Property Taxation - Distribution of Property Tax Levy
6. Annual Procurement Report 2012
7. Great Northern Way Campus Revised Structure Plan: Planning Program

8. Contract Award for Supply and Installation of a Permit and Project Tracking System and Professional Services (“PPTS”)
9. Contract Award for the Services to Receive, Sort and Process Organic Materials
10. A New Vancouver Art Gallery at 688 Cambie Street
11. Enabling the Micro-brewery and Distillery Industry

Items 1 to 9

MOVED by Councillor Jang  
SECONDED by Councillor Ball

THAT the recommendations and actions taken by the Standing Committee on Planning, Transportation and Environment at its meeting of Wednesday, April 24, 2013, as contained in items 1 to 9, be approved.

CARRIED UNANIMOUSLY AND  
ITEM 2 BY THE REQUIRED MAJORITY

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*At 12:58 pm it was*

*MOVED by Councillor Jang  
SECONDED by Councillor Deal*

*THAT Council recess and reconvene following the Standing Committee on Planning, Transportation and Environment meeting later this afternoon.*

*CARRIED UNANIMOUSLY*

*Council recessed at 12:58 pm and reconvened at 5:06 pm,  
with the same members present.*

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Items 10 and 11

MOVED by Councillor Jang  
SECONDED by Councillor Deal

THAT the recommendations and actions taken by the Standing Committee on Planning, Transportation and Environment at its meeting of Wednesday, April 24, 2013, as contained in items 10 and 11, be approved.

CARRIED UNANIMOUSLY

**ADJOURNMENT**

MOVED by Councillor Jang  
SECONDED by Councillor Meggs

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 5:07 pm.

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