



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

MAY 16, 2013

A Regular Meeting of the Standing Committee of Council on City Finance and Services was held on Thursday, May 16, 2013, at 9:37 am, 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*
- ABSENT:** Councillor Heather Deal (Leave of Absence - Civic Business, Items 1, 2, 9, and 10)
- CITY MANAGER'S OFFICE:** Penny Ballem, City Manager
Sadhu Johnston, Deputy City Manager
- CITY CLERK'S OFFICE:** Wendy Stewart, Deputy City Clerk
Pat Boomhower, Meeting Coordinator

* Denotes absence for a portion of the meeting.

PROCLAMATION - Drinking Water Week

The Mayor proclaimed May 20 to May 26, 2013 as "Drinking Water Week" in the city of Vancouver, and invited Jennifer Crosby, President, BC Water and Waste Association, to receive the proclamation and say a few words. This was followed by an invitation to participate in the BC Community Water Challenge and toast.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Stevenson

THAT the Committee adopt Items 9 and 10 on consent

CARRIED UNANIMOUSLY
(Councillors Deal and Meggs absent for the vote)

AGENDA ITEMS

1. **Norquay Village Neighbourhood Centre Plan Implementation - Public Benefits Strategy and Apartment Transition Area Rezoning Policy** **April 22, 2013**

The Assistant Director, Community Planning, reviewed the report, and along with the General Manager of Planning and Development, Senior Social Planner, Planner - Community Planning, and the Associate Director, Development, Real Estate Services, responded to questions.

The Committee heard from four speakers; two of whom spoke in general support and provided comments, and two who spoke in opposition to the recommendations and expressed concerns about the transition apartment zone, small park space, consideration for children and seniors, and the Ravine Way project.

MOVED by Councillor Reimer

THAT the Committee recommend to Council

- A. THAT Council approve the Norquay Neighbourhood Public Benefits Strategy as described in this report and attached as Appendix A to the Policy Report dated April 22, 2013, entitled “Norquay Village Neighbourhood Centre Plan Implementation - Public Benefits Strategy and Apartment Transition Area Rezoning Policy”, as a guide for capital planning for the next 30 years.
- B. THAT Council set the fixed-rate targets for Community Amenity Contributions from rezonings as follows:
 - on Kingsway for sites under .4 ha., a rate of \$107.60 per sq. m. (\$10.00 per sq. ft.) of floorspace achieved in excess of existing zoning.
 - in the Apartment Transition Area, a rate of \$161.40 per sq. m. (\$15.00 per sq. ft.) of floorspace achieved in excess of existing zoning.
- C. THAT Council adopt by resolution the new *Norquay Village Neighbourhood Centre Plan – Apartment Transition Area Rezoning Policy* generally in accordance with Appendix C of the Policy Report dated April 22, 2013, entitled “Norquay Village Neighbourhood Centre Plan Implementation - Public Benefits Strategy and Apartment Transition Area Rezoning Policy”.
- D. THAT staff take the necessary steps to notify the development industry and affected stakeholders upon Council approval of the new Public Benefits Strategy and fixed-rate Community Amenity Contributions targets.

CARRIED UNANIMOUSLY

(Councillor Deal absent for the vote)

**2. Lease of City-owned Property Situated at 455 Industrial Avenue to United We Can (UWC)
May 7, 2013**

The Assistant Director, Central Area Planning, reviewed the report, and along with Sergeant Hermann, Vancouver Police Department, responded to questions.

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

* * * * *

At 12:00 pm, it was

MOVED BY Councillor Stevenson

THAT the meeting be extended by ten minutes in order to finish Item 2 prior to the recess.

*CARRIED UNANIMOUSLY
(Councillor Deal absent for the vote)*

* * * * *

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

- A. THAT Council authorize the Director of Real Estate Services to negotiate and execute a lease (the "Lease") with United We Can ("UWC") for a portion of City-owned property situated at 455 Industrial Avenue, shown in Appendix A of the Policy Report dated May 7, 2013, entitled "Lease of City-owned Property Situated at 455 Industrial Avenue to United We Can (UWC)", legally described as PID: 005-497-141, Lot A (Statutory Right of Way Plan 18236) Except: Part in Plan LMP33893, of Lot H, District Lot 2037, Group 1, Plan 7729 (the "Subject Property"), on the following terms and conditions:

Term: Ten (10) years commencing January 1, 2014

Area: Rentable area of approximately 21,160 square feet (the "Premises")

Gross Rent: Rent, inclusive of property taxes as if levied:

Years 1-3: \$67,878 per annum, plus GST; and
Years 4-10: \$86,628 per annum, plus GST

Fixturing Period:

UWC shall be granted a Fixturing Period commencing October 15th, 2013 in which to undertake its Tenant Improvements.

UWC is not responsible for payment of Gross Rent during the Fixturing Period but is responsible for payment of all utilities.

Operating Costs and Utilities:

UWC is responsible for paying its proportionate share of all operating costs and utilities.

Option to Renew:

Two - five (5) year options to renew on the same terms and conditions except rent, which is to be mutually agreed to and failing agreement will be at market rates as determined by a single arbitrator.

Use:

The Premises shall be used only for the purpose of a return beverage container depot, commercial container collection services, multi-level recycling depot, and any related or associated functions.

Other Terms and Conditions:

The Lease is to be provided on the City's Standard Lease Agreement, drawn to the satisfaction of the Directors of Legal and Real Estate Services, it being noted that no legal right or obligation will be created and none shall arise until the Lease document is fully executed by both parties.

All rents to be credited to the Property Endowment Fund (PEF).

- B. THAT Council approve a grant to United We Can (UWC) of up to \$200,000 in matching funds to offset relocation costs for UWC to relocate to 455 Industrial Avenue. Source of the grant is the approved 2013 Capital Budget for Downtown Eastside Revitalization.
- C. THAT Council direct staff to work with United We Can (UWC) to secure smaller, satellite mini-depots as follows:
 - i. Within one year on City-owned land in the Granville Loops by means of a temporary license agreement between the City and UWC, to be negotiated and executed by the Director of Real Estate; and
 - ii. Within two years in the Downtown Eastside;

FURTHER THAT, the siting and operations of these satellite mini-depots be designed to minimize any impact on surrounding neighbourhoods, including consideration of a cashless payment system, subject to the satisfaction of the General Manager of Planning & Development Services in consultation with the

Vancouver Police Department, while noting that the depots are a conditional use that will include neighbourhood consultation as part of the development permit process.

CARRIED UNANIMOUSLY
AND A AND B BY THE REQUIRED MAJORITY
(Councillor Deal absent for the vote)

* * * * *

At 12:10 pm the Committee recessed and reconvened at 1:55 pm, with Councillor Deal in the Chair, and Councillor Louie absent for civic business, and Councillors Carr and Meggs and Mayor Robertson absent.

* * * * *

VARY THE AGENDA

MOVED by Councillor Stevenson

THAT Item 8 be dealt with prior to Items 3, 4, 5, 6, and 7, as the speaker has withdrawn their request to speak and there are no other registered speakers for Item 8.

CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY
(Mayor Robertson and Councillors Carr, Louie and Meggs absent for the vote)

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

* * * * *

**3. Rezoning Policy for Sustainable Large Developments
May 7, 2013**

The Director of Sustainability responded to questions.

MOVED by Councillor Carr
THAT the Committee recommend to Council

THAT Council adopt a new name for the Rezoning Policy for Greener Larger Sites (“Rezoning Policy for Sustainable Large Developments”) and updates and revisions to the policy, as generally proposed in Appendices A and B of the Policy Report dated May 7, 2013, entitled “Rezoning Policy for Sustainable Large Developments”, including that it would apply to rezoning applications that propose more than 45,000 m² (484,375 sq. ft.) of new development floor area.

CARRIED UNANIMOUSLY
(Mayor Robertson and Councillor Louie absent for the vote)

**4. Social Enterprise Development Project Grant
May 1, 2013**

* * * * *

At 2:00 pm, Councillor Meggs declared a conflict of interest because his wife works for the Vancity Savings Credit Union. He then left the room and did not return until 2:23 pm, after the conclusion of this item.

* * * * *

The Director of Social Policy introduced the report.

The Committee heard from three representatives in support of the program funding and the City's investment in social enterprise.

MOVED by Councillor Jang
THAT the Committee recommend to Council

- A. THAT Council approve a grant of \$300,000 to the Vancity Community Foundation's Social Enterprise Portfolio Program, including recommended conditions on the grant, to support social enterprises with business and management development, marketing and small capital costs. Source of funding is the Innovation Fund.
- B. THAT Council approve a grant of \$80,000 to Potluck Café Society's Recipes for Success Program, including recommended conditions on the grant, to provide resources and support to social enterprises and small businesses in the Downtown Eastside (DTES), to hire and retain residents who have encountered barriers to employment. Source of funding is the Innovation Fund.

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

**5. 2012 Annual report on Development Cost Levies
May 6, 2013**

The Committee received the Administrative Report dated May 6, 2013, entitled "2012 Annual Report on Development Cost Levies" for information.

The Housing Policy Planner and Senior Planner, City-Wide and Regional Planning, responded to questions.

**6. 2012 Annual Report on Public Benefits from Approvals of Additional Density
May 3, 2013**

The Committee received the Administrative Report dated May 3, 2013, entitled “2012 Annual Report on Public Benefits from Approvals of Additional Density” for information.

The City Manager, the General Manager of Planning and Development Services, and staff from City-Wide and Regional Planning, responded to questions.

**7. 2013 Community and Neighbourhood Arts Development Grant Allocations
April 12, 2013**

The Committee heard from five speakers, one of whom spoke in support of the grant for the Vancouver Japanese Language School’s project, and four who raised concerns about no grant funding for the Neighbourhood Care International Association’s mother language project.

The Director, Grants, Awards and Support Programs, responded to questions.

MOVED by Councillor Stevenson
THAT the Committee recommend to Council

THAT Council approve a total of \$462,400 in Community and Neighbourhood Arts Development Grants to 60 organizations as listed in Appendix A of the Administrative Report dated April 12, 2013, entitled “2013 Community and Neighbourhood Arts Development Grant Allocations”. Source of funds to be the 2013 Cultural Grants Program budget.

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

**8. Proposed Amendment to Subdivision By-law Number 5208 - Reclassification of
4595 West 6th Avenue
April 2, 2013**

MOVED by Councillor Stevenson
THAT the Committee recommend to Council

THAT Council approve the application to reclassify the property at 4595 West 6th Avenue from Category C to Category B of Schedule A, Table 1, of Subdivision By-law Number 5208;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law to amend the Subdivision By-law implementing the required change.

CARRIED UNANIMOUSLY
(Mayor Robertson and Councillors Carr, Louie and Meggs absent for the vote)

**9. Proposed Amendment to Subdivision By-law Number 5208 - Reclassification of 2732 - 2738 East 51st Avenue
April 5, 2013**

THAT the Committee recommend to Council

THAT Council refuse the application to reclassify properties at 2732 - 2738 East 51st Avenue from Category B to Category A of Schedule A, Table 1, of Subdivision By-law No. 5208.

ADOPTED ON CONSENT

**10. 1928 West Broadway - A-1 Marine Services Ltd. (Westside Grand)
Liquor Primary Liquor Licence Application
Liquor Establishment Class 2 - Venue
April 3, 2013**

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 April 3, 2013, entitled "1928 West Broadway - A-1 Marine Services Ltd. (Westside Grand), Liquor Primary Liquor Licence Application - Liquor Establishment Class 2 - Venue", endorse the request by A-1 Marine Services Ltd. (Westside Grand) for a 123 person Liquor Primary liquor licence (Liquor Establishment Class 2 - Venue) with two patios at 1928 West Broadway subject to:

- i. A maximum capacity of 123 persons inside and two patios (five person and two person);
- ii. Hours of operation limited to 11 am to 12 am, Sunday to Thursday and 11 am to 1 am, Friday and Saturday;
- iii. Liquor service is event driven and only permitted in conjunction with pre-booked private events;
- iv. A Time-limited Development Permit;
- v. The patio ceasing all liquor service and vacated by 11 pm and no entertainment or music permitted on patio;
- vi. Acoustic report to be submitted certifying that the establishment meets Noise Control By-law requirements; and
- vii. Signing a Good Neighbour Agreement with the City prior to business licence issuance.

ADOPTED ON CONSENT

The Committee adjourned at 3:24 pm

* * * * *



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

MAY 16, 2013

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, May 16, 2013, at 3:25 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 Andrea Reimer
Councillor Tim Stevenson

ABSENT: Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Tony Tang

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

CITY CLERK'S OFFICE: Wendy Stewart, Deputy City Clerk
Pat Boomhower, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
May 16, 2013

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. Norquay Village Neighbourhood Centre Plan Implementation - Public Benefits Strategy and Apartment Transition Area Rezoning Policy
2. Lease of City-owned Property Situated at 455 Industrial Avenue to United We Can (UWC)
3. Rezoning Policy for Sustainable Large Developments
4. Social Enterprise Development Project Grant
5. 2012 Annual report on Development Cost Levies
6. 2012 Annual Report on Public Benefits from Approvals of Additional Density
7. 2013 Community and Neighbourhood Arts Development Grant Allocations
8. Proposed Amendment to Subdivision By-law Number 5208 - Reclassification of 4595 West 6th Avenue

9. Proposed Amendment to Subdivision By-law Number 5208 - Reclassification of 2732 - 2738 East 51st Avenue
10. 1928 West Broadway - A-1 Marine Services Ltd. (Westside Grand)
Liquor Primary Liquor Licence Application
Liquor Establishment Class 2 - Venue

Items 1 to 10

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of May 16, 2013, as contained in items 1 to 10, be approved.

CARRIED UNANIMOUSLY
ITEMS 2, 4 and 7 BY THE REQUIRED MAJORITY

ADJOURNMENT

MOVED by Councillor Jang
SECONDED by Councillor Ball

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 3:27pm.

* * * * *