



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CITY FINANCE AND SERVICES

MAY 13, 2015

A Regular Meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, May 13, 2015, at 9:32 am, in the Council Chamber, Third Floor, City Hall.

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

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

CITY CLERK'S OFFICE: Rosemary Hagiwara, Deputy City Clerk
Leslie Tuerlings, Meeting Coordinator

*Denotes absence for a portion of the meeting.

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VARY AGENDA

MOVED by Councillor Deal
SECONDED by Councillor Louie

THAT the Committee vary the agenda in order to hear the proclamation at 10:30 am.

CARRIED UNANIMOUSLY

Note: For clarity the minutes are recorded in chronological order.

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**1. Chinese Society Buildings Matching Grant Allocations - 2015
April 28, 2015**

Planning and Development Services staff provided a presentation and responded to questions.

Prior to voting on this item, Councillor Jang declared a Conflict of Interest on two of the Benevolent Societies in question.

The Committee agreed to separate the vote on the components of the motion.

MOVED by Councillor Louie

THAT the Committee recommend to Council

- A. THAT Council approve the allocation of \$595,000 to the eight Chinese Society non-profit organisations (first-time applicants as detailed in Appendix A of the administrative report dated April 28, 2015, entitled "Chinese Society Buildings Matching Grant Allocations"), except for Cheng Wing Yeong Tong Benevolent Society, to strategically advance the revitalisation of these important cultural, social and heritage resources in Vancouver's Chinatown and across the Downtown Eastside; source of funds is the Chinese Society Building Matching Grant Program.
- B. THAT Council approve a second allocation of \$332,500 to the five Chinese Society non-profit organisations (as detailed in Appendix B of the administrative report dated April 28, 2015, entitled "Chinese Society Buildings Matching Grant Allocations"), except for the Natives of Toi Shan Benevolent Society of Vancouver (Phoenix Hotel), contingent on the completion of their previously Council-approved (2014) Chinese Society Buildings Matching Grant project work and submission of final reports; source of funds is the Chinese Society Building Matching Grant Program.
- C. THAT Council approve the allocations for the Cheng Wing Yeong Tong Benevolent Society, (Appendix A, Table 2 of the administrative report dated April 28, 2015, entitled "Chinese Society Buildings Matching Grant Allocations"), and the Natives of Toi Shan Benevolent Society of Vancouver (Phoenix Hotel) (Appendix B, Table 3 of the above mentioned administrative report).

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

(Councillor Jang ineligible to vote on C due to conflict of interest)

**2. Contract Award for Supply and Delivery of Various Light Duty Vehicles
April 7, 2015**

Engineering Services staff responded to questions.

MOVED by Councillor Louie

THAT the Committee recommend to Council

- A. THAT Council authorize staff to negotiate to the satisfaction of the General Manager of Engineering, Director of Legal Services, and the Chief Purchasing Official and enter into a contract with Metro Motors Ltd, for supply and delivery of various light duty vehicles, for a term of three (3) years, with the option to extend for two (2) additional one (1) year terms, with an estimated contract value of \$6,347,000 plus applicable taxes over the initial three-year term, to be funded by the approved Vehicle Replacement Capital budgets.
- B. THAT the Director of Legal Services, Chief Purchasing Officer and General Manager of Engineering be authorized to execute on behalf of the City the contract contemplated by A above.
- C. THAT no legal rights or obligations will be created by Council's adoption of A and B above unless and until such contract is executed by the authorized signatories of the City as set out in B above.

CARRIED UNANIMOUSLY

(Councillor Jang absent for the vote)

**3. Issues Report - Proposed Rezoning - Sinclair Centre - 757 West Hastings Street
April 29, 2015**

Planning and Development Services staff provided a presentation and, along with Steve Kelly, Public Works and Regional Director of Real Estate Services, Government Services Canada, responded to questions.

MOVED by Councillor Louie

THAT the Committee recommend to Council

- A. THAT Council advise Public Works and Government Services Canada that it is willing to consider an application to amend CD-1 (243) for the Sinclair Centre at 757 West Hastings Street (Block 15, D.L. 541, Plan 20191) to increase the density and height permitted for the site to accommodate additional commercial space (e.g. office, hotel and other non-residential uses), with consideration of the following:
 1. The achievable commercial density on the site be carefully balanced with achieving heritage retention objectives, with an emphasis on maintaining the existing buildings intact to the greatest extent possible.
 2. The height of the development not to exceed the height of the protected public view corridors crossing the site.

3. The activation of frontages with retail and other active uses to support the vitality of the Central Business District.
 4. All buildings in the future development that are listed on the Vancouver Heritage Register on the site be seismically up-graded and designated.
 5. Parking Bylaw requirements be met through on- and off-site parking provision, payment-in-lieu of parking, additional bicycle parking, and/or consideration of car-share incentives.
 6. Provision for public benefits to address the impacts of a rezoning within the context of the City's financing growth framework, which could include but not be limited to heritage retention, density transfers from heritage amenity bank, childcare, and other on- and/or off-site community facilities or public space.
 7. The proposal to comply with the City's *Green Buildings Policy for Rezoning*s and the *Rezoning Policy for Sustainable Large Developments*.
 8. Consultation be undertaken with the general public, heritage groups, business groups and other interested parties, prior to submitting the rezoning application.
- B. THAT passage of the above resolutions will in no way fetter Council's discretion in considering any rezoning application for the subject site and does not create any legal rights for the applicant or any other person, or obligation on the part of the City; and expenditure of funds or incurred costs are at the risk of the person making the expenditure or incurring the cost.

CARRIED
(Councillor Carr opposed)

PROCLAMATION - Childcare and Early Learning Month

Mayor Robertson proclaimed the month of May, 2015, as "Childcare and Early Learning Month" in Vancouver, and invited Sandra Menzer, Executive Director, Vancouver Society of Children's Centres, along with approximately 30 children to the podium to receive it.

4. Issues Report - Former Vancouver Post Office (349 West Georgia Street) - Proposed Rezoning April 29, 2015

Planning and Development Services staff provided a presentation and responded to questions.

The Committee heard from one speaker who voiced their concerns regarding certain aspects of the recommendations.

MOVED by Councillor Ball

THAT the Committee recommend to Council

- A. THAT Council advise Bentall Kennedy that it is willing to consider a CD-1 rezoning application to increase the density at 349 West Georgia Street to accommodate additional commercial and residential floor area, with consideration of the following:
1. A minimum of 7.0 FSR of non-residential (i.e. commercial) floor space must be provided and that additional non-residential density (including office space, a possible hotel, and retail/restaurants) over and above 7.0 FSR, may be supported.
 2. Market residential (condominiums) can be considered for the site in consideration of the viability of heritage retention, and additional market (rental and/or condominium) housing beyond the amount needed for heritage retention may be considered, subject to an urban design review (massing, shadowing and other factors) and a consideration of other public benefits offerings.
 3. The office component of the development should front on West Georgia Street.
 4. The height of the development should not exceed the height of the protected public view corridors crossing the site.
 5. Design development of the massing of the upper storeys above the original Post Office building should consider the shadowing impacts, including on adjacent sidewalks, publicly accessible at-grade open spaces and the proposed interior courtyard, and should complement the existing heritage building.
 6. The plaza fronting on West Georgia Street should be a significant addition to the city's downtown public spaces.
 7. A statement of significance for the Post Office building should be prepared to identify the heritage values and character-defining elements of the building and site. The development should respect the significant heritage values of the Post Office building and its site by retaining, conserving, seismically up-grading and protecting it by heritage designation.
 8. Staff should discuss with the applicant provision for public benefits to address the impacts of a rezoning within the context of the City's financing growth framework, which could include but not be limited to cultural facilities, heritage retention, density transfers from the heritage amenity bank, childcare, social housing, secured market rental housing, and other on- and/or off-site community facilities or public space.

9. The proposal should comply with the City's *Green Buildings Policy for Rezonings* and the *Rezoning Policy for Sustainable Large Developments*.
 10. Consultation should be undertaken with the general public, heritage groups, business groups and other interested parties, prior to submitting the rezoning application.
- B. THAT passage of the above resolutions will in no way fetter Council's discretion in considering any rezoning application for the subject site and does not create any legal rights for the applicant or any other person, or obligation on the part of the City; and expenditure of funds or incurred costs are at the risk of the person making the expenditure or incurring the cost.

CARRIED UNANIMOUSLY

The Committee adjourned at 11:24 am.

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

MAY 13, 2015

A Regular Meeting of the Council of the City of Vancouver was held on Wednesday, May 13, 2015, at 11:24 am, 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 Melissa De Genova
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Tim Stevenson

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

CITY CLERK'S OFFICE: Rosemary Hagiwara, Deputy City Clerk
Leslie Tuerlings, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
May 13, 2015

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. Chinese Society Buildings Matching Grant Allocations - 2015
2. Contract Award for Supply and Delivery of Various Light Duty Vehicles
3. Issues Report - Proposed Rezoning - Sinclair Centre - 757 West Hastings Street
4. Issues Report - Former Vancouver Post Office (349 West Georgia Street) - Proposed Rezoning

Items 1 to 4

MOVED by Councillor Carr

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of May 13, 2015, as contained in items 1 to 4, be approved.

CARRIED UNANIMOUSLY AND ITEM 1
BY THE REQUIRED MAJORITY

BYLAWS

MOVED by Councillor Jang
SECONDED by Councillor Deal

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 and 2, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to enact a Housing Agreement for Social/Supportive Rental Housing at 41 East Hastings Street (By-law No. 11221)
2. A By-law to enact a Housing Agreement for Market Rental Housing at 41 East Hastings Street (By-law No. 11220)

ADJOURNMENT

MOVED by Councillor Carr
SECONDED by Councillor Meggs

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 11:25 am.

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