



STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND ENVIRONMENT

SEPTEMBER 23, 2010

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, September 23, 2010, at 2:05 pm, in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Councillor Andrea Reimer, Chair  
Mayor Gregor Robertson\*  
Councillor Suzanne Anton  
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

**CITY MANAGER'S OFFICE:** Penny Ballem, City Manager  
David McLellan, General Manager, Community Services Group

**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 adopt items 1 and 2 on consent.

CARRIED UNANIMOUSLY  
(Councillors Chow, Jang, Louie, Meggs, and the Mayor absent for the vote)

**1. 900 Seymour Street - Orpheum Place Inc.  
Liquor Primary Liquor Licence for Outdoor Patio Seating  
August 19, 2010**

THAT the Committee recommend to Council

THAT Council, having considered the opinion of area residents and business operators of the community as determined by site sign, the proximity of residential developments, potential noise impacts and relevant Council policy as outlined in the Administrative Report dated August 19, 2010, entitled "900 Seymour Street, Orpheum Place Inc., Liquor Primary Liquor Licence for Outdoor Patio Seating", endorse the application by Orpheum Place Inc., for a Liquor Primary patio (on City property) at the Red Card Sports Bar (Moda Hotel), 900 Seymour Street subject to:

- i. A maximum capacity of 20 persons;
- ii. The signing of a Good Neighbour Agreement with the City;
- iii. The patio ceasing all liquor service and vacated by 11:00 pm;
- iv. No music permitted on the patio;
- v. A licence agreement with an initial one-year term; and
- vi. Food service to be provided while the patio is open.

ADOPTED ON CONSENT

(Councillors Chow, Jang, Louie, Meggs, and the Mayor absent for the vote)

**2. 3014 Granville Street - Ouisi Bistro Ltd.  
Liquor Primary Liquor Licence Application (Ouisi Bistro)  
September 8, 2010**

THAT the Committee recommend to Council

THAT Council, having considered the opinion of local area residents and business operators as determined by site signage, neighbourhood notifications, noise impacts and relevant Council policy as outlined in the Administrative Report dated August 18, 2010, entitled "3014 Granville Street - Ouisi Bistro Ltd., Liquor Primary Liquor Licence Application (Ouisi Bistro)", endorse the request by Ouisi Bistro Ltd., for a 48 person Liquor Primary liquor licence (Liquor Establishment Class 1) in conjunction with the existing Food Primary Liquor Licence (Licence #163000) at 3014 Granville Street (Ouisi Bistro), subject to:

- i. A maximum capacity of 48 persons;
- ii. Signing a Good Neighbour Agreement with the City prior to the issuance of the new business licence;
- iii. A Time-limited Development Permit; and
- iv. Standard hours of operation for the first three months are limited to 11 am to 1 am, weekends and 11 am to midnight, weekdays; after which time the extended hours of operation may be considered which are limited to 9 am to 2 am, weekends and 9 am to 1 am, weekdays.

ADOPTED ON CONSENT

(Councillors Chow, Jang, Louie, Meggs, and the Mayor absent for the vote)

**3. Single Room Accommodation (SRA) Permit for 928 Main Street (American Hotel)  
September 1, 2010**

Staff from Social Development, Housing Policy provided an overview of the report and responded to questions.

The Committee heard from four speakers in opposition to the recommendations.

MOVED by Councillor Jang

THAT the Committee recommend to Council

- A. THAT Council approve a Single Room Accommodation (SRA) Permit for the American Hotel, located at 928 Main Street, in order to add bathrooms and create 3 more rooms for a total of 42 rooms, as per DB433820, subject to the condition that prior to the issuance of the SRA permit that the owner will enter a registered Housing Agreement with the following terms:
  - i. That 6 rooms (as per drawings related to DB433820 rooms #320, 301, 312, 313, 212, 213) will rent at \$400/month for 10 years including cable and WiFi, and
  - ii. Any rent increases will be proportional to increases to the shelter component of welfare, currently set at \$375/month.
  
- B. THAT, subject to the approval of A above, the Director of Legal Services be instructed to prepare the necessary agreement described above in consultation with the Managing Director of Social Development and to bring forward the by-law necessary to approve the Housing Agreement.

CARRIED

(Councillor Woodsworth opposed)

(Councillor Meggs absent for the vote)

**4. Single Room Accommodation (SRA) Permit for 31 West Pender Street (Pender Hotel)  
August 26, 2010**

Staff from Social Development, Housing Policy provided an overview of the report and responded to questions.

The Committee heard from one speaker who spoke in support of, and one speaker who expressed concerns regarding the recommendations.

MOVED by Councillor Cadman

THAT the Committee recommend to Council

- A. THAT Council approve a Single Room Accommodation (SRA) Permit for the Pender Hotel, located at 31 West Pender Street, to convert all 40 units in order to construct 24 studios and 13 Healing Lodges, as per DE413839, subject to the condition that prior to the issuance of the SRA permit that the owner will enter into a registered:
  - i. Housing Agreement requiring the 24 studio units to be rented at a monthly rent no greater than the shelter component of welfare for a single person which is currently \$375, and
  - ii. 219 Covenant disallowing subdivision by strata plan.
- B. THAT, subject to the approval of A above, the Director of Legal Services be instructed to prepare the necessary agreements described above in consultation with the Managing Director of Social Development and to bring forward the by-law necessary to approve the housing agreement.

CARRIED UNANIMOUSLY

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*At this point in the proceedings, Council agreed to recess at 3:35 pm to permit staff to set up for their presentation. The Committee reconvened at 3:44 pm with the same members present except for Councillors Chow, Jang, Meggs, Reimer and the Mayor who were not in the Chamber. At the start of this item, Councillor Deal, as Vice-Chair, assumed the Chair.*

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**5. Adoption of the West Point Grey Community Vision  
August 18, 2010**

Staff from Community Planning and the Director of Planning provided an overview of the report and responded to questions.

The Committee heard from one speaker who was in general support of and four speakers who were opposed and showed concerns for the recommendations.

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*During the debate on item 5, it was*

*MOVED by Councillor Cadman*

*THAT, under Section 6.8 of the Procedure By-law, Council suspend section 2.3(c) of the Procedure By-law with regard to meeting end time.*

*FURTHER THAT the Committee recess at the conclusion of item 5 for half an hour.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

CARRIED  
(Councillors Anton, Louie and Woodsworth opposed)

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*At this point in the proceedings, Councillor Reimer stepped down as Chair. Councillor Deal, as Vice-Chair, assumed the Chair for the remainder of this item.*

\* \* \* \* \*

MOVED by Councillor Reimer  
THAT the Committee recommend to Council

- A. That Council adopt the West Point Grey Community Vision, attached in Appendix A of the Policy Report dated August 18, 2010, entitled "Adoption of the West Point Grey Community Vision", as follows:
  - i. Directions categorized as "Approved" to be adopted as written;
  - ii. Directions categorized as "Not Approved (Uncertain)" not to be adopted but brought forward for additional community discussion in future planning; and
  - iii. Directions categorized as "Not Supported" not to be adopted but to remain in the text for information.
- B. That Council and Departments use the adopted West Point Grey Community Vision Directions to guide policy decisions, corporate work priorities, budgets, and capital plans in West Point Grey.
- C. THAT Council direct the Director of City Plans (Planning) to report back on an action plan to implement the West Point Grey Community Vision.

carried

AMENDMENT MOVED BY Councillor Anton

THAT the following be added as "D" to the motion

- D. THAT City staff work with the West Point Grey community to advance the Community Vision together with other approved Council policies, studies and implementation actions such as the Greenest City Initiative and further transit related land use planning.

LOST

(Councillors Cadman, Chow, Deal, Jang, Louie, Meggs, Reimer, Stevenson, Woodsworth and the Mayor opposed)

The Amendment having lost, the motion was put and CARRIED UNANIMOUSLY.

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*At this point in the proceedings, Council agreed to recess at 6:35 pm for half an hour. The Committee reconvened at 7:07 pm with Councillor Reimer in the chair. The same members were present except for Councillors Chow, Meggs and the Mayor who were not in the Chamber.*

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## 6. Transparent Neighbourhood Consultation

Vancouver City Council, at its meeting on September 21, 2010, referred the following motion to the Standing Committee on Planning and Environment meeting on September 23, 2010, in order to hear from speakers.

The Committee heard from three speakers in general support of the Transparent Neighbourhood Consultation motion and allowed two letters in support to be read.

THAT the Committee recommend to Council

WHEREAS

1. Neighbourhoods across the City of Vancouver are engaged in making their communities and Vancouver as a whole work for everyone.
2. Neighbourhoods have serious concerns about transportation, safety, affordable housing, homelessness, density, spot rezonings and other community issues.
3. Many neighbourhoods have concerns about their ability to be fairly, accountably and transparently heard by City Council and staff.
4. Many citizens have raised concerns that existing planning processes such as visioning are taking too long, not reflecting the work or opinions of the volunteer community groups and associations, and not respecting community directions.

5. Many neighbourhoods have one or more volunteer neighbourhood association and community groups which address their neighbourhood issues within.
6. These associations do not have a clear mandate from the City of Vancouver to speak on behalf of their neighbourhoods to Council.
7. The existing planning processes and ad-hoc rezoning is not consistent with the City of Vancouver mission, values and objectives (as posted on the city website), and in fact fosters negative rather than positive consensus building in communities and neighbourhoods.
8. Honest and open collaboration and consensus-building between planning staff, community groups, individual citizens, and City Council is vital if we are to realize the City-supported goal of creating a Vancouver that is more engaged and open.

THEREFORE BE IT RESOLVED THAT

- A. Council direct staff to immediately provide dedicated staff familiar with the City's planning process to provide dedicated support to community groups seeking information and clarification around proposed developments and rezonings, and any other area that will help allow community groups to gather information that can help them inform their neighbourhoods about the developments impacting them.
- B. Council invite all broadly supported community groups and residents associations, including CityPlan Vision Committees, to work collaboratively with their dedicated planning staff contacts to reach consensus on an alternative planning and zoning processes that would strengthen neighbourhoods and allow staff and Council to benefit from transparent, grassroots input on planning, policy, land use and community issues.
- C. The membership of the agreed upon alternative planning and zoning processes must take into consideration demographic information, the real lack of power of marginalized people, and the need for membership to be elected.

amended

AMENDMENT MOVED by Councillor Deal

That the motion be replaced with the following

THAT Council receive the motion, Transparent Neighbourhood Consultation for information and take no further action.

CARRIED UNANIMOUSLY

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY.

The Committee adjourned at 8:03 pm

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

SEPTEMBER 23, 2010

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, September 23, 2010, at 8:03 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 Suzanne Anton  
Councillor David Cadman  
Councillor George Chow  
Councillor Heather Deal  
Councillor Kerry Jang  
Councillor Raymond Louie  
Councillor Geoff Meggs  
Councillor Andrea Reimer  
Councillor Tim Stevenson  
Councillor Ellen Woodsworth

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

**CITY CLERK'S OFFICE:** Bonnie Kennett, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Cadman  
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 Planning and Environment  
September 23, 2010

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

1. 900 Seymour Street - Orpheum Place Inc., Liquor Primary Liquor Licence for Outdoor Patio Seating

2. 3014 Granville Street - Ouisi Bistro Ltd., Liquor Primary Liquor Licence Application (Ouisi Bistro)
3. Single Room Accommodation (SRA) Permit for 928 Main Street (American Hotel)
1. Single Room Accommodation (SRA) Permit for 31 West Pender Street (Pender Hotel)
2. Adoption of the West Point Grey Community Vision
3. Transparent Neighbourhood Consultation

Items 1 to 6

MOVED by Councillor Cadman

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of September 23, 2010, as contained in items 1 to 6, be approved.

CARRIED UNANIMOUSLY

#### 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 Cadman

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

CARRIED UNANIMOUSLY

#### BY-LAWS

MOVED by Councillor Deal  
SECONDED by Councillor Cadman

THAT Council enact the by-laws listed on the agenda for this meeting, as numbers 1 to 2 inclusive, 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 928 Main Street (By-law 10135)
2. A By-law to enact a Housing Agreement for 31 West Pender Street (By-law 10136)

The Council adjourned at 8:05 pm

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