



SPECIAL COUNCIL MEETING MINUTES
SPECIAL STANDING COMMITTEE OF COUNCIL ON
CITY SERVICES AND BUDGETS

JULY 28, 2009

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 28, 2009, at 3:50 p.m., in the Council Chamber, Third Floor, City Hall, following the Special Standing Committee on City Services and Budgets meeting, to consider the recommendations and actions of the Committee.

PRESENT: Mayor Gregor Robertson
Councillor Suzanne Anton
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs*
Councillor Andrea Reimer
Councillor Tim Stevenson

ABSENT: Councillor David Cadman (Leave of Absence)
Councillor George Chow
Councillor Ellen Woodsworth (Leave of Absence)

CITY MANAGER'S OFFICE: Penny Ballem, City Manager

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

*Denotes absence for a portion of the meeting.

"IN CAMERA" MEETING

MOVED by Councillor Meggs
SECONDED by Councillor Deal

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

- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Councillor Deal
SECONDED by Councillor Louie

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

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Report of Special Standing Committee on City Services and Budgets
July 28, 2009

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

1. Transfer of Density (ToD) Program and Heritage Building Rehabilitation Program (HBRP) Review
2. Tender No. C421.201 for Vancouver City Hall North Lawn Improvement - Award of Construction Contract and Approval of Funding Transfer
3. Vancouver 125
4. Citizens' Summit
- 5.(a) Funding for Mobile Access Project (MAP) Van
- 5.(b) Develop a Strategy to Address the Negative Impacts of the Street Sex Trade Throughout Vancouver
6. Initiatives to Support the Taxi Industry
7. Relocation of Vancouver House

Items 1-7

MOVED by Councillor Louie

THAT the recommendations and actions taken by the Special Standing Committee on City Services and Budgets at its meeting of July 28, 2009, as contained in items 1-7, be approved.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Deal

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Louie
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. South Vancouver Industrial Area Issues and Directions July 7, 2009

At the Standing Committee on Planning and Environment meeting on July 23, 2009, Council heard from speakers on the above-noted Policy Report and, due to time constraints, referred discussion and decision on this report to the Council meeting immediately following the Special Standing Committee on City Services and Budgets meeting on Tuesday, July 28, 2009, as Unfinished Business.

MOVED by Councillor Louie
SECONDED by Councillor Jang

- A. THAT, as outlined in the South Vancouver Industrial Area Issues and Directions Paper, attached as Appendix A to the Policy Report dated July 7, 2009, entitled "South Vancouver Industrial Area Issues and Directions", Council confirm the retention of the existing industrial zoning in the South Vancouver Industrial Area, except for limited and strategically located lands immediately around the Canada Line Marine Drive Station, where opportunities will be reviewed for non-residential, job intensive uses as part of the Cambie Corridor Planning Program.

Except for the site 8430 Cambie, (directly adjacent to the Canada Line Marine Drive Station), which is to be reviewed for higher density job space uses, a compact and completed community with diverse housing opportunities including market/rental, and increased transit ridership.

- B. THAT staff work proactively with the local community and nearby landowners to review, augment and implement policies to enhance public access to the Fraser River waterfront while balancing the needs of industry.
- C. THAT Council confirm the importance of the South Vancouver Industrial lands and instruct that staff report to Council with a review and recommendations regarding role, definitions, and opportunities for industrial land, including consideration of best practices as well as future scenarios for industrial and job-space demand. Such a review will have regard to Council's priorities for economic development and green/creative economic opportunities; should consider future non-residential needs and opportunities for use of industrial

land for other sustainability and civic uses; and should consider possibilities for higher-intensity urban approaches to industry and job mix. Staff should work with experts and academics, VEDC, and industry in this review and consider future integration of this work with planning currently underway on other Metro Core industrial lands.

CARRIED UNANIMOUSLY

**2. Cambie Corridor Planning Program
July 7, 2009**

At the Standing Committee on Planning and Environment meeting on July 23, 2009, Council heard from speakers on the above-noted Policy Report and, due to time constraints, referred discussion and decision on this report to the Council meeting immediately following the Special Standing Committee on City Services and Budgets meeting on Tuesday, July 28, 2009, as Unfinished Business.

MOVED by Councillor Louie
SECONDED by Councillor Deal

- A. THAT in support of Vancouver's Greenest City Initiative, development viability of higher density job space uses, a compact and complete community with diverse housing opportunities including market/rental, and increased transit ridership, Council approve the Cambie Corridor Planning Program Terms of Reference as included in Appendix A of the Policy Report dated July 7, 2009, entitled "Cambie Corridor Planning Program" and direct staff to consider limited and strategically located residential land use of the existing property immediately adjacent to the Marine Drive Station (8430 Cambie Street at the south-east corner of the Marine Drive and Cambie intersection) with amendments to Appendix A, Section 4.2 as outlined below.

In order to provide for the consideration of limited and strategically located residential land uses on the existing property in very close proximity to the Marine Drive Station (8430 Cambie Street), Section 4.2 of the Cambie Corridor Planning Program Terms of Reference is amended to add the following text:

"However, for the site at 8430 Cambie Street only (immediately adjacent to the Canada Line Station), limited and strategically located residential land use deemed to support Vancouver's Greenest City Initiative, development viability of higher density job space uses, a compact and complete community with diverse housing opportunities including market/ rental, and increased transit ridership, may be considered as part of a rezoning process in accordance with the following conditions:

1. Residential land use should only be considered when supporting the above stated goals, and should be considered within the site so as to use distance, intervening land uses/buildings and other

techniques to minimize the impact of residential complaints and expectations on surrounding industrial uses, and corresponding impacts to residential livability from existing and expected expanded industrial operations (dust, noise, truck traffic, smell and other nuisances). It is understood that:

- nearby industrial uses are expected to expand in intensity and impact in the future,
- new potentially incompatible industrial uses are desired in the area as there are increasingly fewer areas of the City where such uses can be contemplated, and
- proper notice and warnings for residential owners and occupiers shall be ensured.

2. The site will be organized to maximize space for employment generating, job-intensive uses.

B. THAT in addition to the consultation process outlined in Appendix A of the Policy Report dated July 7, 2009, entitled "Cambie Corridor Planning Program", Section 3.2, staff consult directly with the Riley Park/South Cambie Vision Implementation Committee in Phase 1 of the Cambie Corridor Planning Program.

carried

AMENDMENT MOVED by Councillor Anton

THAT the following motion be added:

THAT during Phase 1, staff recommend re-opening the Oakridge Centre Policy Statement.

LOST

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

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

3. Text Amendment: Laneway Housing in Single-Family Areas

On July 21 and 23, 2009, Vancouver City Council concluded its Public Hearing on this rezoning application and referred Council discussion and decision to the Council meeting immediately following the Special Standing Committee on City Services and Budgets meeting on Tuesday, July 28, 2009, as Unfinished Business.

Planning staff provided a summary of the Public Hearing and responded to questions.

MOVED by Councillor Louie
SECONDED by Councillor Stevenson

- A. THAT the application to amend District Schedules RS-1 and RS-5 of the Zoning and Development By-law, generally in accordance with Appendix A of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009, to implement laneway housing and to amend the Zoning and Development By-law for consequential amendments, generally in accordance with Appendix A of the above noted report, be approved;
- B. i) THAT, subject to enactment of the amending by-law, Council adopt the Laneway Housing Guidelines, generally in accordance with Appendix B of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009 and including the changes to Appendix B adopted by Council as Resolution L at the consideration of the above policy report on June 16, 2009.
- ii) THAT the following be added to the Guidelines related to the relaxation for deeper lots:
- A laneway house can be located (same as a garage) within the area 26 feet from the rear lane (and subject to setbacks, footprint, etc). On a typical 122 foot deep lot, this means that the relative proportion of the length is just over 21% ($26'/122' = 21\%$). Applying this same ratio of 21% to deeper lots provides a guide for the relaxation of the backyard open space -- an additional 2 foot extension beyond the 26' location limit will be considered for every 10 additional feet of lot length as follows: +2 feet on a 130 foot lot, + 4 feet on a 140 foot lot, + 6 feet on a 150' lot, +8 feet on a 160 foot lot, etc. Numerical values are given to assist with quick evaluation of proposed LWH designs. Flexibility is intended, and the numbers should be seen as neither finite limits nor conversely a means to justify unnecessary building length and impact on neighbouring properties.
- C. THAT subject to approval of the amending by-law, the Parking By-law be amended generally in accordance with Appendix K of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009, requiring a minimum of *one on-site parking space*;
- FURTHER THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, the related amendments to the Parking By-law, along with other consequential amendments, generally in accordance with Appendix K of the above noted report.
- D. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Vancouver Building By-law, generally in accordance with Appendix D of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009.

- E. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Sewer and Watercourse By-law, generally in accordance with Appendix E of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009.
- F. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Waterworks By-law, generally in accordance with Appendix F of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009.
- G. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Solid Waste By-law, generally in accordance with Appendix G of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009.
- H. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Vancouver Development Cost Levy By-law, generally in accordance with Appendix H of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009.
- I. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, related amendments to the Oakridge-Langara Levy Area in the Area Specific Development Cost Levy By-law, generally in accordance with Appendix I of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009.
- J. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the amending by-law, new Strata Title Policies for RS, RT and RM Zones, generally in accordance with Appendix J of the Policy Report *"Implementing Laneway Housing in RS-1 and RS-5 Single Family Areas"*, dated June 9, 2009; and repeal the current Strata Title Policies for RS-7, and RT Zones.
- K. THAT staff monitor the status of the pilot project in relation to:
- locations
 - pace of development
 - redevelopment vs. existing
 - size, massing and quality of design
 - size, type of dwelling units
 - parking
 - green site and green building features
 - tree loss/retention;

FURTHER THAT the information from monitoring be available to the public at intervals of no less frequency than every six months;

AND FURTHER THAT Council instruct staff to report back to Council after three years or 100 projects, whichever comes first.

CARRIED

(Councillor Anton opposed to B.ii)

URGENT BUSINESS

1. CD-1 Rezoning - 887 Great Northern Way
July 21, 2009

MOVED by Councillor Deal

SECONDED by Councillor Louie

- A. THAT the application by Musson Cattell Mackey Partnership to rezone 887 Great Northern Way (Lot F, D.L. 264A and D.L. 2037, Plan LMP38193 PID: 024 175 650) from I-3 to CD-1, to allow an existing bio-technology building to convert to General Office use and to add Financial Institution, Health Care Office and Health Enhancement Centre as permitted uses, be referred to a Public Hearing, together with:
- (i) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated July 21, 2009, entitled "CD-1 Text Amendment - 887 Great Northern Way"; and
 - (ii) the recommendation of the Director of Planning to approve.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (I-3), as set out in Appendix B of the Policy Report dated July 21, 2009, entitled "CD-1 Text Amendment - 887 Great Northern Way", be referred to the same Public Hearing; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally as set out in Appendix B for consideration at the Public Hearing.

CARRIED UNANIMOUSLY

2. CD-1 Text Amendment - Great Northern Way Campus (1980 Foley Street)
July 21, 2009

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT the application by Musson Cattell Mackey Partnership, to amend CD-1 #402 (By-law No. 8131) to permit the addition of General Office, Financial Institution, Health Care Office and Health Enhancement Centre as permitted uses in Sub-Area 1, be referred to a Public Hearing, together with:

- (i) the draft CD-1 By-law amendment, generally as presented in Appendix A of the Policy Report dated July 21, 2009, entitled "CD-1 Text Amendment - Great Northern Way Campus (1980 Foley Street)"; and
- (ii) the recommendation of the Director of Planning to approve, subject to conditions contained in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Jang
SECONDED by Councillor Deal

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1, 2, 3(i) and 4 to 9 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Meggs absent for the vote)

1. A By-law to amend Zoning and Development By-law No. 3575 regarding laneway houses (By-law No. 9910)
2. A By-law to amend Building By-law No. 9419 regarding laneway houses (Bylaw No. 9911)
- 3.(i) A By-law to amend Parking By-law No. 6059 with regard to parking requirements for laneway housing (to require one parking space) (Bylaw No. 9912)
4. A By-law to amend Solid Waste By-law 8417 regarding laneway housing (Bylaw No. 9913)

5. A By-law to amend Sewer and Watercourse By-law No. 8093 regarding laneway houses (Bylaw No. 9914)
6. A By-law to amend Water Works By-law No. 4848 regarding laneway houses (Bylaw No. 9915)
7. A By-law to amend Vancouver Development Cost Levy By-law No. 9755 regarding laneway housing and Vancouver Development Cost Levy By-law amending by-law No. 9899 regarding a minor housekeeping matter (Bylaw No. 9916)
8. A By-law to amend Area Specific Development Cost Levy By-law No. 9418 regarding laneway housing (Bylaw No. 9917)
9. A By-law to amend the 2010 Winter Games By-law No. 9908 regarding signs on streets (Bylaw No. 9918)

The Special Council adjourned at 6:00 p.m.

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