

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND ENVIRONMENT

JANUARY 21, 2010

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, January 21, 2010, at 2:04 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 Ellen Woodsworth\*

**ABSENT:** Councillor Tim Stevenson (Leave of Absence)

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

**CITY CLERK'S OFFICE:** Titania Lam, Meeting Coordinator

\* Denotes absence for a portion of meeting

**ADOPTION OF MINUTES**

The Minutes of the Standing Committee on Planning and Environment meeting of December 17, 2010, were adopted.

\* \* \* \* \*

At this point in the proceedings, it was

*MOVED by Councillor Deal*

*THAT the Green Rezoning Policy, referred from the Standing Committee on Planning and Environment meeting on December 17, 2009, be referred to the Standing Committee on Planning and Environment meeting on February 4, 2010 to allow staff further time to review the report.*

*CARRIED UNANIMOUSLY  
(Councillors Chow and Woodsworth absent for the vote)*

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## **MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Deal

THAT the Committee adopt Item 1 on consent.

CARRIED UNANIMOUSLY

(Councillors Chow and Woodsworth absent for the vote)

- 1. 800 Robson Street - University of British Columbia  
Liquor Primary Liquor Licence Application (Liquor Establishment Class 5)  
January 5, 2010**

THAT the Committee recommend to Council

THAT Council, having considered the opinions of local area residents and business operators as determined by neighbourhood notifications, noise impacts and relevant Council policy as outlined in the Administrative Report dated January 5, 2010, entitled "800 Robson Street - University of British Columbia, Liquor Primary Liquor Licence Application (Liquor Establishment Class 5)", endorse the request by University of British Columbia for a 788 seat Liquor Primary liquor licence (Liquor Establishment Class 5) at 800 Robson Street subject to:

- i. Signing a Good Neighbour Agreement with the City prior to business licence issuance;
- ii. The use of the liquor licence limited to special events only, including seminars, conferences, special gatherings, receptions and corporate meetings; and
- iii. Standard hours of operation for the first six months are limited to 11 am to 1 am, weekdays and 11 am to 2 am on weekends; after which time the Extended hours of operation may be considered which are limited to 9 am to 2 am, weekdays and 9 am to 3 am weekends.

ADOPTED ON CONSENT

(Councillors Chow and Woodsworth absent for the vote)

- 2. Regulatory Review for Live Performance Venues  
January 12, 2010**

Cultural Services and Inspections staff provided a presentation and responded to questions.

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

MOVED by Councillor Deal  
THAT the Committee recommend to Council

THAT the Administrative Report dated January 12, 2010, entitled "Regulatory Review for Live Performance Venues", including a Review Framework for enabling the sustainable creation and operation of live performance venues as outlined herein, be received for information.

CARRIED UNANIMOUSLY

**3. Grandview-Woodland Traffic Calming  
January 5, 2010**

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

MOVED by Councillor Woodsworth  
THAT the Committee recommend to Council

- A. THAT the Grandview-Woodland Traffic Calming Plan be made permanent as detailed in the Administrative report dated January 5, 2010, entitled "Grandview-Woodland Traffic Calming Plan", at a cost of \$1,212,000. Source of funding to be \$500,000 from the 2009 Streets Basic Capital Budget (Traffic Calming), and \$712,000 subject to approval of the 2010 Streets Basic Capital Budget (Traffic Calming).
- B. THAT commencing in 2011, the annual Streets Operating Budget be increased by \$14,300, without offset and subject to 2011 Budget Review, for additional maintenance of the area.

CARRIED UNANIMOUSLY  
(Councillor Chow and Mayor absent for the vote)

**4. Submission to Provincial Electoral Reform Commission**

Vancouver City Council, at its meeting on January 19, 2010, referred this matter to the Standing Committee on Planning and Environment meeting on January 21, 2010, in order to hear from speakers.

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

MOVED by Councillor Woodsworth  
THAT the Committee recommend to Council

WHEREAS:

1. A healthy civic democracy depends on the participation of an informed and active citizenry;

2. Since 1970, the per capita rate of voter turnout has been declining in Vancouver;
3. Since 1996, campaign financing for Vancouver's elections has more than quadrupled in total dollars thereby potentially limiting the ability of many individuals to consider running for office and making the city's civic elections the most expensive in Canada. Moreover, there is no legal requirement for the disclosure of campaign donations between elections, election spending limits or election contribution limits;
4. On October 2, 2009, Premier Gordon Campbell formed the Local Government Elections Task Force to reform how local elections are to be conducted in British Columbia;
5. The Vancouver Charter allows the City jurisdiction over issues such as at-large versus ward systems, but does not provide for local jurisdiction on proportional representation or other voting systems;

THEREFORE BE IT RESOLVED

THAT the City of Vancouver strike a Committee composed of Councillors Woodsworth, Chow and Anton and a representative from the Mayor's Office to receive input from the public and, with assistance from the City Manager's Office, prepare a proposal to the Provincial Electoral Reform Commission for approval by Council.

THAT the submission include the City of Vancouver's Motion submitted to the Union of British Columbia Municipalities on campaign finance reform and relevant recommendations from the 2004 Vancouver Electoral Reform Commission final report.

THAT the City write to the Provincial Electoral Reform Commission to urgently request they hold a Public Hearing in Vancouver.

CARRIED UNANIMOUSLY  
(Mayor Robertson absent for the vote)

**5. Empire Field**

Vancouver City Council, at its meeting on January 19, 2010, referred this matter to the Standing Committee on Planning and Environment meeting on January 21, 2010, in order to hear from speakers.

The Committee heard from eight speakers, three of whom were in support and five of whom were in opposition to the recommendations.

MOVED by Councillor Louie  
THAT the Committee recommend to Council

WHEREAS BC Place Stadium is to be renovated in time for the Grey Cup game in late 2011;

AND WHEREAS the professional sports teams currently accommodated at BC Place Stadium represent a significant economic benefit to the City of Vancouver, and will urgently require an alternative venue to be ready by June 2010;

AND WHEREAS PAVCO has only recently come forward with a development proposal, after obtaining funding approval from the Province;

AND WHEREAS the PNE Board has instructed their staff to negotiate the accommodation of a temporary stadium facility at 3311 East Hastings Street (Empire Field) and located where the previous Empire Stadium existed on the basis that:

- PAVCO be responsible for all costs related to a temporary stadium, lights, washrooms, and associated fixtures, and
- Community access to the playing fields in this location, be replaced or enhanced during the term of the negotiated agreement, and
- The site be returned for community playfield use with a capacity equal to or greater than today unless retention of the artificial turf is successfully negotiated, and
- The PNE being able to accommodate other commercial utilization of the facilities during the term of the negotiated agreement.

THEREFORE BE IT RESOLVED

1. THAT Vancouver City Council endorse the use of the City-owned land located at 3311 East Hastings Street (Empire Field) as the site of a temporary stadium, including the proposed form of development as depicted in the diagrams attached to the Motion submitted by Councillor Louie, entitled "Empire Field".
2. THAT Vancouver City Council instruct staff to expedite the processing of development and building permits for the temporary stadium, issuance of those permits subject to appropriate arrangements being made for current empire field users to the satisfaction of the City Manager.
3. THAT Vancouver City Council instruct staff to include an appropriate public consultation process within the timetable available, to identify and mitigate, where possible, the operational impacts of the temporary stadium on the surrounding neighbourhood, including those impacts related to traffic, noise, parking, and lighting.

amended

AMENDMENT MOVED by Councillor Cadman

THAT 1, 2, and 3 be struck and replaced with:

THAT Vancouver City Council instruct staff to conduct a public consultation process in the surrounding neighbourhood to identify and address operational impacts related to traffic, noise, parking and lighting and accommodation of existing users of the playing fields related to the temporary use of empire field prior to considering endorsement and issuing of development and building permits for a temporary stadium.

LOST

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

AMENDMENT MOVED by Councillor Anton

THAT the following be added at the end of the motion:

4. THAT Council instruct staff to include a public consultation relating to site restoration and subsequent use and configuration.
5. THAT Council direct that 2 full sized field surfaces be restored when the stadium is disassembled.
6. THAT the PNE be requested to consider retention of the artificial turf and field lighting, understanding that the artificial turf may be sufficient for one field only.

Council agreed to separate the vote on the components of the amendment.

4. THAT Council instruct staff to include a public consultation relating to site restoration and subsequent use and configuration.

CARRIED UNANIMOUSLY

(Mayor Robertson absent for the vote)

5. THAT Council direct that 2 full sized field surfaces be restored when the stadium is disassembled.
6. THAT the PNE be requested to consider retention of the artificial turf and field lighting, understanding that the artificial turf may be sufficient for one field only.

LOST

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

The Amendment having carried, the Motion as amended was put and CARRIED, with Councillors Cadman and Woodsworth opposed to 1, 2, and 3.

FINAL MOTION AS ADOPTED

THAT the Committee recommend to Council

WHEREAS BC Place Stadium is to be renovated in time for the Grey Cup game in late 2011;

AND WHEREAS the professional sports teams currently accommodated at BC Place Stadium represent a significant economic benefit to the City of Vancouver, and will urgently require an alternative venue to be ready by June 2010;

AND WHEREAS PAVCO has only recently come forward with a development proposal, after obtaining funding approval from the Province;

AND WHEREAS the PNE Board has instructed their staff to negotiate the accommodation of a temporary stadium facility at 3311 East Hastings Street (Empire Field) and located where the previous Empire Stadium existed on the basis that:

- PAVCO be responsible for all costs related to a temporary stadium, lights, washrooms, and associated fixtures, and
- Community access to the playing fields in this location, be replaced or enhanced during the term of the negotiated agreement, and
- The site be returned for community playfield use with a capacity equal to or greater than today unless retention of the artificial turf is successfully negotiated, and
- The PNE being able to accommodate other commercial utilization of the facilities during the term of the negotiated agreement.

THEREFORE BE IT RESOLVED

1. THAT Vancouver City Council endorse the use of the City-owned land located at 3311 East Hastings Street (Empire Field) as the site of a temporary stadium, including the proposed form of development.
2. THAT Vancouver City Council instruct staff to expedite the processing of development and building permits for the temporary stadium, issuance of those permits subject to appropriate arrangements being made for current empire field users to the satisfaction of the City Manager.
3. THAT Vancouver City Council instruct staff to include an appropriate public consultation process within the timetable available, to identify and mitigate, where possible, the operational impacts of the temporary stadium on the surrounding neighbourhood, including those impacts related to traffic, noise, parking, and lighting.
4. THAT Council instruct staff to include a public consultation relating to site restoration and subsequent use and configuration.

The Committee adjourned at 5:26 pm.

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

JANUARY 21, 2010

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, January 21, 2010, at 5:45 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 Ellen Woodsworth

**ABSENT:** Councillor Tim Stevenson (Leave of Absence)

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

**CITY CLERK'S OFFICE:** Titania Lam, Meeting Coordinator (Minutes)  
Lori Isfeld, Meeting Coordinator

\* Denotes absence for a portion of meeting

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Deal  
SECONDED by Councillor Cadman

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

CARRIED UNANIMOUSLY  
(Councillor Reimer absent for the vote)

## UNFINISHED BUSINESS

### 1. REZONING: 6708 - 6776 Granville Street

On Tuesday, January 19, 2010, Council concluded the Public Hearing on the above-noted matter, and referred discussion and decision to the Regular Council meeting immediately following the Standing Committee on Planning and Environment on January 21, 2010, as Unfinished Business.

MOVED by Councillor Louie

- A. THAT the application by Formwerks Architectural Inc., on behalf of Forrester Development Ltd., to rezone 6708-6776 Granville Street (PID: 026-402-815, PID: 026-402-823, Lots Y and Z, both Block A, District Lot 526, Group 1, New Westminster District; and PID: 011-469-935, North 1/2 of Lot 73, Block 12, District Lot 526, Plan 4594) from RS-1 (Single-Family Dwelling) District to CD-1 (Comprehensive Development) District, to allow construction of 35 rowhouses at a floor space ratio of 1.0, generally as presented in Appendix A of the Policy Report dated December 1, 2009, entitled "CD-1 Rezoning - 6708-6778 Granville Street", be approved subject to the following conditions:

#### PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) THAT the proposed form of development, generally as prepared by Formwerks Architectural Inc. and stamped "Received City Planning Department, November 4, 2009", be approved by Council in principle, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

#### Design Development

- (i) Design development to the building expression to achieve variety;

Note to Applicant: The styles of the different buildings should be varied to allow each building individual identity. This should be executed so that the variations are integral to the building forms. The group of buildings should maintain a strong connection in their form and detailing.

- (ii) Design development to the pedestrian egress from parking level;

Note to Applicant: Provide details of the stair enclosure and weather protection. Ensure CPTED has been considered through the design.

- (iii) Provision of high quality building materials appropriate to the use;

Note to Applicant: The building materials noted in the project description including, heavily textured stucco, robust wood detailing, quarried stone and asphalt shingles must be noted and located on elevation drawings.

- (iv) Deletion of garbage/recycling area at lane;

Note to Applicant: Landscape screening for the adjacent patio should replace this garbage/recycling area at the lane.

- (v) Provision of an Acoustical Study to address issues of traffic noise on the dwelling units;

Note to Applicant: Noise impacts to dwelling units in the development should be addressed through measures such as special building construction and room placement in the dwelling unit.

#### **Crime Prevention Through Environmental Design (CPTED)**

- (vi) Design development to improve security and visibility in the underground in accordance with section 4.13 of the Parking By-law and by painting the walls and ceiling of the parking garage white;

#### **Sustainability**

- (vii) The following sustainable features have been noted on the Built Green checklist submitted for this application. These features are to be duly indicated and noted on the application drawings for the Development Permit (Numbering corresponds to the Built Green checklist):
- 1-1 2 zones for HVAC in each dwelling unit
  - 1-2 Location of heating appliance with minimum 95% AFUE
  - 1-8 Location of drain water heat recovery units on 6 ft. stack
  - 1-9 Location of sealed combustion fireplace for each dwelling unit
  - 1-18 Detail elements which make the development solar ready
  - 1-20 Location of photovoltaic generation system
  - 2-5 Detail wall stud spacing at 24"
  - 5-2 Location of thermostats with dual setback and continuous fan settings;

#### **Landscape Design**

- (viii) Provision of a second arborist report to assess the possibility of safe tree retention as proposed on the Landscape Concept plan (sheet L1). The report should also include any arboricultural care necessary for safe tree retention;

Note to Applicant: If site supervision is necessary, then a letter of assurance will be required from the arborist, stating that he/she has been retained.

- (ix) Provision of a tree retention/removal/replacement plan to clearly indicate tree types and a schedule of tree type, size and quantity. References to be tied to Julian Dunster Arborist Report dated March 7, 2009;
- (x) Design development to create transition between adjacent properties and semi-private/semi-public spaces;

Note to Applicant: This could be accomplished by reducing the size of patios of Buildings 1 and 3, providing adequate passive landscape buffer at north side yard. Also, benches at north and south side yards could be replaced with passive visual spaces, such as water features.

- (xi) Design development to reduce unnecessary paved surfaces;

Note to Applicant: This could be achieved by deleting the secondary walkway along the west side of Buildings 1 and 2. This area could be replaced with planting beds.

- (xii) Provision of detail or image illustrating proposed entry announcement at Granville Street and presentation to public realm;
- (xiii) Provision of a detailed Landscape Plan. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, trellises, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape plan. The Landscape Plan should be at 1/8" scale or 1/100, minimum scale;

### Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services for the following:

- (xiv) Improvements to the fire access entry on Granville Street to ensure its use for firefighting purposes only. Gates designed to the Fire departments satisfaction and signs and parking regulation changes to clearly identify the intended use of the boulevard crossing are required;
- (xv) A reduction in the impermeable surfaces on the consolidated site to not more than 60% of the site area or implementation of storm water management practices to meet an equivalent of 60% maximum impermeable area;

- (xvi) Provision of an improved plan showing the design elevations on both sides of the ramp at all breakpoints and within the parking areas to be able to calculate slopes and cross falls. Provide elevations on sections drawings;
- (xvii) Provision of a parking ramp slope not to exceed 12.5% after the first 20 ft. from the property line;
- (xviii) Provision of additional parking stall width for the small car parking stalls located adjacent to walls and all 'private garage' parking spaces adjacent to both a wall and bicycle lockers;

Note to applicant: bicycles stored in the lockers would act like another wall.

- (xix) Confirm provision of a security gate with 2.3 m minimum vertical clearance and 'private garage' doors with 2.0 m minimum vertical clearance and show both on drawing A 3.0;
- (xx) Provision of minimum vertical clearance of 7' 6½" from the laneway to all required manoeuvring aisles and access to disability parking spaces;

Note to applicant: the minimum vertical clearance shown on the drawing A 3.0 for disability space access is 6' 8" under building 7 on Section A-A and 7' on Section B-B.

- (xxi) Confirm security access for cars. If remote control please indicate it on the plans. If a pad mounted card reader or keypad is used, confirm that it does not reduce the required 20 ft. aisle width;
- (xxii) Number all parking stalls;
- (xxiii) Dimension column widths encroaching into parking stalls;
- (xxiv) Provision of measures to improve visibility of oncoming traffic on the drive aisles;

Note to Applicant: parabolic mirrors are recommended.

- (xxv) Provision of additional parking stall width for Car-sharing Parking space if adjacent to both a wall and tall hedges that would act like another wall;
- (xxvi) Provision of 'private garage' parking spaces to be made deeper to give drivers additional space to enter/exit parked vehicles and improve access to suites when a full sized vehicle is parked;
- (xxvii) Recommend additional manoeuvring space for dead end parking space to improve vehicle access;











































































































