



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING, TRANSPORTATION AND ENVIRONMENT

JUNE 27, 2012

A Regular Meeting of the Standing Committee of Council on Planning, Transportation and Environment was held on Wednesday, June 27, 2012, at 1:34 pm, in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Geoff Meggs, Vice-Chair
Mayor Gregor Robertson*
Councillor George Affleck
Councillor Elizabeth Ball
Councillor Adriane Carr
Councillor Heather Deal
Councillor Kerry Jang
Councillor Tim Stevenson
Councillor Tony Tang

ABSENT: Councillor Raymond Louie (Leave of Absence - Civic Business)
Councillor Andrea Reimer, Chair (Sick Leave)

CITY MANAGER'S OFFICE: Penny Ballem, City Manager
David McLellan, Deputy City Manager

CITY CLERK'S OFFICE: Pat Boomhower, Meeting Coordinator (Minutes Item 4)
Nicole Ludwig, Meeting Coordinator (Minutes Items 1, 2 and 3)

* Denotes absence for a portion of the meeting.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Deal

THAT the Committee adopt items 2 and 3 on consent.

CARRIED UNANIMOUSLY
(Mayor Robertson absent for the vote)

AGENDA ITEMS

- 1. Southeast False Creek Neighbourhood Energy Utility - Extension of Service Area to the Great Northern Way Campus Lands
May 30, 2012**

At its meeting on June 12, 2012, Vancouver City Council referred this matter to the Standing Committee on Planning, Transportation and Environment meeting on June 27, 2012, in order to hear from a speaker. In the interim the speaker informed the City Clerk's Office he no longer wished to address this issue. There were no speakers for this item.

Staff from Engineering Services responded to questions.

MOVED by Councillor Deal

THAT the Committee recommend to Council

THAT Council approve the amendments to the Energy Utility System By-law ("the Bylaw"), generally as set out in Appendix A of the Administrative report dated May 30, 2012, entitled "Southeast False Creek Neighbourhood Energy Utility - Extension of Service Area to the Great Northern Way Campus Lands", including amending the definition of the "service area" to include the area shown as the "Service Area Extension" in Figure 1, which extends the service area of the Neighbourhood Energy Utility to the Great Northern Way Campus Lands and the Adjacent Lands (both as defined in this report) and obligates connection to the system for new buildings within the service area when practical and economically viable; and

FURTHER THAT Council instruct the Director of Legal Services to bring the By-law amendment, generally as set out in Appendix A of the aforementioned report, forward for enactment.

CARRIED

(Councillors Affleck and Ball opposed)

- 2. 695 Cambie Street - Vancouver Media Club:
Replacing Existing Liquor Primary Club Licence with a Liquor Establishment Class 2
Liquor Licence
June 18, 2102**

THAT the Committee recommend to Council

THAT Council, having considered the opinion of local area residents and business operators as determined by site sign, noise impacts and relevant Council policy as outlined in the Administrative Report dated June 18, 2012, entitled, "695 Cambie Street - Vancouver Media Club Replacing Existing Liquor Primary Club Licence with a Liquor Establishment Class 2 Liquor Licence", endorse the request by Greater Vancouver Media Association to replace their existing "Liquor Primary Club" liquor licence with a Liquor Establishment Class 2 - Pub Liquor Primary liquor licence at 695 Cambie Street subject to:

- i. Extended hours of operation which are limited to 9 am to 2 am, Sunday to Thursday and 9 am to 3 am, Friday and Saturday (no change);
- ii. The outdoor patio ceasing all liquor service and vacated by 11 pm nightly (no change);
- iii. A maximum total capacity of 100 persons inside and 18 persons on the patio (patio seats have been reduced from 24 seats to 18 seats);
- iv. Acoustic report to be submitted certifying that the establishment meets Noise Control By-law requirements;
- v. No music or entertainment permitted on the patio;
- vi. A Time-limited Development Permit;
- vii. Food service to be provided while the establishment is operating as well as on the patio when open; and
- viii. Terminating the existing Liquor Primary 'Club' liquor licence (#020630) in support of this application and at the time of issuance of the new Liquor Primary liquor licence for Liquor Establishment Class 2 - Pub.

ADOPTED ON CONSENT

**3. Hastings Park/PNE Master Plan Implementation: New Brighton Park Connection - Adoption of Concept Plan
June 19, 2012**

THAT the Committee recommend to Council

- A. THAT Council adopt the concept plan for the Connection to New Brighton Park (as shown in Appendix A of the Administrative Report dated June 19, 2012, entitled "Hastings Park/PNE Master Plan Implementation: New Brighton Park Connection - Adoption of Concept Plan") as part of the implementation work on the Hastings Park/PNE Master Plan.
- B. THAT Council instruct staff to proceed to the next phase - construction tender and award - for the Connection to New Brighton Park.

ADOPTED ON CONSENT

**4. Little Mountain Policy Statement
June 19, 2012**

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Prior to hearing staff presentations, it was

MOVED by Councillor Jang

THAT the speakers list for item 4 on the June 27, 2012, agenda for the Standing Committee on Planning, Transportation and Environment be closed.

CARRIED UNANIMOUSLY

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Staff from Community Planning presented the report. Representatives from Holburn Properties (*brief distributed*) and James Cheng Architects, provided an overview of the proposed development. A representative from the Little Mountain Community Advisory Group provided an overview of the group's involvement in the process, noting concerns with height and density in the proposed plan. The Executive Director, Little Mountain Neighbourhood House Society, noted significant support for community amenities and spoke of the need for residents to remain engaged through planning and rezoning as the project progresses.

Staff from Social Infrastructure, Community Planning, Engineering Services, and the City Manager and Deputy City Manager, along with representatives from James Cheng Architects, the Little Mountain Community Advisory Group and the Little Mountain Neighbourhood House Society responded to questions.

The Committee heard from 27 speakers in support of the plan, some of whom noted concerns with height and density in the proposal. The Committee also heard from 13 speakers opposed and 4 speakers who spoke to other issues related to the proposal, who noted concerns about school access, traffic issues, the sale of public property and height and density.

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During the hearing of speakers, the Committee recessed at 4:30 pm and reconvened at 4:50 pm, with the same members present, except for Councillor Stevenson and the Mayor who arrived shortly after.

The Committee also recessed at 6:10 pm, then reconvened at 6:49 pm with the same members present.

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MOVED by Mayor Robertson
THAT the Committee recommend to Council

- A. THAT Council adopt the Little Mountain Policy Statement, as set out in Appendix A of the Policy Report dated June 19, 2012, entitled "Little Mountain Policy Statement" to guide the future rezoning and development of the Little Mountain site, with the following amendments:

section 3.1 (page 13) -

Strike the sentence "Departure from Council's earlier 20% social housing objective on this site has enabled and will continue to enable delivery of housing for those in greatest need."

and

section 3.2.1 (page 15) -

Strike the first bullet point and insert

- "That 20% social housing continue to be the goal through the rezoning process. This goal could be achieved through the

setting aside of land or airspace, and that the commitment of other financial partners (senior levels of government, non-profits, private donors) to maximize the social housing on site be explored."

and

Strike the phrase "All of the" in the second bullet (*page 15*), and replace with the words "At least";

AND THAT Council direct staff to report back on a community amenity financial strategy as part of the rezoning.

- B. THAT Council direct staff to explore new housing forms beyond those considered in the Riley Park South Cambie Vision (in addition to those contemplated in the Vision) when developing a rezoning policy for the residential area immediately adjacent to the Little Mountain site and bounded by East 33rd Avenue, the lane west of Quebec Street, the lane south of East 35th Avenue and Main Street.

FURTHER THAT Council direct staff to explore the potential for establishing an area-specific fixed-rate per-square-foot Community Amenity Contribution for this adjacent area.

carried

AMENDMENT MOVED by Councillor Carr

THAT Part A of the motion be amended to add the following changes to the proposed Little Mountain Policy Statement:

section 4.2.2 (page 23) -

Strike "12" and insert "10", and
strike "120" and insert "100", so as to read:
"Establish a maximum height of 10 storeys (or 100', whichever is the lesser) ..."

and *section 4.2.1 (page 21) -*

Strike "12" and insert "10", and strike "120" and insert "100".

LOST

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

The amendment having lost, the main motion was put and CARRIED, with Councillor Carr opposed.

The Committee adjourned at 8:39 pm

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

JUNE 27, 2012

A Regular Meeting of the Council of the City of Vancouver was held on Wednesday, June 27, 2012, at 8:39 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on Planning, Transportation and Environment 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 Geoff Meggs
Councillor Tim Stevenson
Councillor Tony Tang

ABSENT: Councillor Raymond Louie (Leave of Absence - Civic Business)
Councillor Andrea Reimer (Sick Leave)

CITY MANAGER'S OFFICE: David McLellan, Deputy City Manager

CITY CLERK'S OFFICE: Pat Boomhower, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Deal
SECONDED by Councillor Jang

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, Transportation and Environment June 27, 2012

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

1. Southeast False Creek Neighbourhood Energy Utility - Extension of Service Area to the Great Northern Way Campus Lands
2. 695 Cambie Street - Vancouver Media Club:
Replacing Existing Liquor Primary Club Licence with a Liquor Establishment Class 2 Liquor Licence
3. Hastings Park/PNE Master Plan Implementation: New Brighton Park Connection - Adoption of Concept Plan
4. Little Mountain Policy Statement

Items 1 - 4

MOVED by Councillor Jang

THAT the recommendations and actions taken by the Standing Committee on Planning, Transportation and Environment at its meeting of June 27, 2012, as contained in items 1 - 4, 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 Jang

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

CARRIED UNANIMOUSLY

The Council adjourned at 8:40 pm

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