



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON POLICY AND STRATEGIC PRIORITIES

JULY 27 AND 28, 2016

A Regular Meeting of the Standing Committee of Council on Policy and Strategic Priorities was held on Wednesday, July 27, 2016, at 9:35 am, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting was recessed and reconvened on Thursday, July 28, 2016, at 9:38 am.

PRESENT:

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

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager

CITY CLERK'S OFFICE:

- Rosemary Hagiwara, Deputy City Clerk
- Katrina Leckovic, Deputy City Clerk
- Maria Castro, Meeting Coordinator
- Lori Isfeld, Meeting Coordinator

* Denotes absence for a portion of the meeting.

1. **Grandview-Woodland Community Plan July 18, 2016**

Council received a presentation on the Grandview-Woodland Community Plan at the Regular Council meeting on July 26, 2016, and referred the matter to the Standing Committee on Policy and Strategic Priorities meeting on July 27, 2016, to hear from speakers.

On July 27 and 28, 2016, the Committee heard from a total of 64 speakers. Thirty-six of the speakers generally supported the plan, many of whom also expressed concerns or offered suggestions about specific aspects. Seventeen of these speakers requested that an amendment be made to allow 12 storeys at the Kettle Boffo Project site. Twenty-eight of the speakers were opposed to the plan in its current form, many of whom requested it be delayed to allow for further public consultation.

* * * * *

On July 27, 2016, at 12 noon, it was,

MOVED by Councillor Deal

THAT the meeting be extended to complete the business on the agenda.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

MOVED by Councillor De Genova

*THAT the Committee vary the order of the agenda to deal with Items 2 and 3 at 1 pm,
following the lunch recess, and then continued to hear from speakers on Item 1.*

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

Note: For clarity, the agenda items are minuted in chronological order.

* * * * *

The Committee recessed at 12:00 noon and reconvened at 1:04 pm.

* * * * *

2. Building a Seniors Centre in South Vancouver/Sunset Area

At the Regular Council meeting on July 26, 2016, Vancouver City Council referred the motion entitled "Building a Seniors Centre in South Vancouver/Sunset Area" to the Standing Committee on Policy and Strategic Priorities meeting on July 27, 2016, to hear from speakers.

The Committee heard from six speakers in support of the motion.

The City Manager responded to questions.

The following contains amendments to the original motion, which were accepted by the Committee.

MOVED by Councillor Louie
THAT the Committee recommend to Council

WHEREAS

1. The demand for seniors facilities is expected to increase city-wide as the population ages and East Vancouver is currently underserved and will continue to be underserved with respect to seniors' facilities, despite the addition of the new facility in Southeast Vancouver adjacent to the Killarney Community Centre;

2. City staff have previously indicated that there is merit in pursuing the goal of developing additional new seniors facilities as it would play an important role in addressing this growing demand;
3. The optimum solution would involve a facility in an accessible neighbourhood centre location;
4. The New Killarney Seniors Centre had a successful matching funds financial model that leveraged a city investment of \$2.5 million and secured Provincial and Federal government contributions totaling \$5 million.

THEREFORE BE IT RESOLVED THAT Vancouver City Council direct staff to undertake exploratory work relating to Capital budget requirements, potential funding sources including matching funding from the Provincial and Federal governments, governance models, building design and site selection with the goal of developing a new seniors centre in South Vancouver Sunset area and report back at the earliest opportunity; and

BE IT FURTHER RESOLVED THAT Vancouver City Council direct staff to work with the Park Board, the wider community in South Vancouver, particularly the seniors groups in the Sunset area, and a representative from the City's Seniors' Advisory Committee, for their input.

CARRIED UNANIMOUSLY (Vote No. 01422)

**3. RCMP Fairmont Lands Policy Planning Program
July 12, 2016**

At the Regular Council meeting on July 26, 2016, Vancouver City Council referred this matter to the Standing Committee on Policy and Strategic Priorities meeting on July 27, 2016, to hear from speakers.

Planning and Development Services staff reviewed the report and responded to questions.

The Committee heard from two speakers who were in general support of the recommendations, and provided additional comments and suggestions.

MOVED by Councillor Louie

THAT the Committee recommend to Council

- A. THAT Council endorse a planning program to develop a Policy Statement to guide redevelopment of the RCMP Fairmont Lands.
- B. THAT the staff resources outlined in Appendix B of the Administrative Report dated July 12, 2016, entitled "RCMP Fairmont lands Policy Planning Program" and the estimated cost-recovery budget of \$1,086,000 outlined in Appendix C of the above-noted report, be approved to complete the Policy Statement;

FURTHER THAT, consistent with the City's cost-recovery practice, Council accept a financial contribution of \$1,086,000 from the project proponent, the Canada Lands Company, to fully cover the program costs.

- C. THAT Council direct staff to involve the community from the beginning of the planning process, including the development of conceptual redevelopment options.

CARRIED UNANIMOUSLY
(Mayor Robertson absent for the vote) (Vote No. 01423)

* * * * *

The Committee recessed at 2:30 pm and reconvened at 2:38 pm.

* * * * *

1. Grandview-Woodland Community Plan (continued)

Following the recess, the Committee resumed hearing from speakers on the Grandview-Woodland Community Plan.

* * * * *

During the hearing of speakers, the Committee recessed at 5:30 pm and reconvened at 6:05 pm.

On July 27, 2016, the Committee concluded hearing from speakers, recessed at 9:40 pm, and reconvened on July 28, 2016, at 9:38 am.

* * * * *

At the beginning of the reconvened meeting on July 28, 2016, Planning and Development Services, Engineering Services, Financial Planning and Analysis, and Housing Policy staff responded to questions.

MOVED by Councillor Reimer

- A. THAT Council approve the Grandview-Woodland Community Plan, substantively as attached in Appendix E of the Policy Report dated July 18, 2016, entitled “Grandview-Woodland Community Plan”, and direct staff to proceed with appropriate next steps towards implementation.
- B. THAT Council repeal the policy “Rezoning Applications and Heritage Revitalization Agreements during Community Plan Programs in the West End, Marpole and Grandview-Woodland”, that had been adopted by Council on July 28, 2011.
- C. THAT, subject to Council approval of the Grandview-Woodland Community Plan, the Acting General Manager of Planning and Development Services be instructed to initiate tasks to implement the plan as outlined in the Policy Report dated July 18, 2016, entitled “Grandview-Woodland Community Plan”.

- D. THAT Council set Community Amenity Contribution targets of \$646 per square metre (\$60 per sq. ft.) in the Nanaimo Shopping Nodes, \$215 per square metre (\$20 per sq. ft.) for the mid-rise multi-family sub-areas, and \$32 per square metre (\$3.00 per sq. ft.) for the lower density townhouse and multi-family sub-areas as outlined in Appendix D of the Policy Report dated July 18, 2016, entitled “Grandview-Woodland Community Plan”, and that these targets apply to rezoned floor area achieved in excess of the floor area permitted in the existing zoning.
- E. THAT, due to the absence of sufficient senior government funding but recognizing the high degree of community support for the services provided by the Kettle Friendship Centre Society, the policies in Section 6.1.4(B) of the Grandview-Woodland Community Plan be amended to allow for consideration of a redevelopment proposal up to 12 storeys in height, that includes social service and non-market residential uses at the Kettle Friendship Centre Society and adjacent sites, with commensurate increases in density, noting that the last policy bullet on p.42 of the Plan will be deleted.
- F. THAT Council direct staff to work with First Nations and the urban aboriginal community to ensure that the Grandview-Woodland Community Plan accurately reflects the history of First Nations people in the area and that the language related to urban aboriginal community reflects the City’s commitment to reconciliation to the satisfaction of the Aboriginal Relations Manager and the City Manager.
- G. THAT all future policy reports on rezoning or other neighbourhood-related reports to Council contain an appendix with an “implementation table” that lists out the overall housing and benefit commitments in the Grandview-Woodland Community Plan and the progress made on these commitments at the time of the rezoning.
- H. THAT Council direct staff to develop a Cultural and Community Spaces Strategy for Grandview-Woodland, that looks at options for the long term sustainability of cultural and community spaces (i.e. indoor spaces that are available for community gathering, meetings, and other activities), and the role of these spaces in the public life of the neighbourhood.
- I. THAT Council direct staff to undertake a traffic management study as part of early-implementation of the Grandview-Woodland Community Plan for the ‘triangle’ area bordered by Broadway, Nanaimo, Grandview Highway and Semlin. The purpose of the study is to identify any additional transportation-related and/or traffic-calming improvements that may be needed in order to accommodate land-use changes contained in the Plan.
- J. THAT as part of on-going implementation work, a Grandview-Woodland Neighbourhood Transportation and Parking Stakeholder Advisory Group be created to December 2018, upon which time staff are directed to provide Council with a review and plan moving forward thereafter. The purpose of this will be to provide a forum for City staff to provide regular updates to key stakeholder organizations on the implementation of transportation items contained in the Grandview-Woodland Community Plan, and to gather input that can inform transportation neighbourhood planning.

- K. THAT in order to facilitate additional new rental in the Broadway Corridor and along Hastings Street:
- 100% secured market rental is added as an additional land use possibility for rezoning consideration under sections 6.7.1 and 7.1.4; and
 - In Hastings Slopes, frontages of less than 200 ft. can be considered at the discretion of the Director of Planning where these proposals include secured market rental or social housing.

amended

AMENDMENT MOVED by Councillor Meggs

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

- L. THAT the Grandview-Woodland Community Plan, page 39, section 6.1.4 “Special Sites”, second bullet under “directions” (set out below):
- Achieve mixed-income, non-market rental housing as part of its redevelopment and replacement over the long term.

be struck and replaced with the following:

- Seek ways to mobilize air space parcels in the Britannia site to achieve plan objectives for social housing through co-location with other public facilities, provided there is no loss of green space.

CARRIED UNANIMOUSLY (Vote No. 01426)
(Councillor Louie absent for the vote)

REFERRAL MOVED by Councillor Carr

THAT the Grandview Woodland Community Plan be referred back to staff to:

- a. Further engage with community residents to explain the plan, answer questions, receive feedback, incorporate changes and build trust between residents, City staff and Council.
- b. Report back with a revised plan for Council to consider in the fall of 2016.

LOST (Vote no. 01427)
(Councillors De Genova, Deal, Jang, Meggs, Reimer, Stevenson and Mayor Robertson opposed)
(Councillor Louie absent for the vote)

* * * * *

On July 28, 2016, at 11:58 am, it was,

MOVED by Councillor Deal

THAT the meeting be extended to complete the business on the agenda.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**
(Councillor Louie absent for the vote)

* * * * *

AMENDMENT MOVED by Councillor Carr

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

- M. THAT Council direct staff to replace detailed "Directions" in Section 6.1.4.A with a note that the Britannia Centre site is undergoing a specific planning process.
- N. THAT Council direct staff to explore ways to retain currently affordable rental housing in the RM, RS and RT zones, including permitting up to three suites without stratification in a character home when that character home is retained.
- O. THAT Council direct staff to identify metrics for expanding parks in the Grandview-Woodlands community.
- P. THAT Council direct staff to reduce building heights to up to 4 storeys along East Broadway (near Laura Secord School) and east of Victoria, north of Hastings, along Commercial Drive between Adanac and Hastings, and reduce the density accordingly.
- Q. THAT Council direct staff to reduce the maximum height of buildings on the Safeway site (Section 6.7.1) to 12 storeys and reduce the density accordingly.
- R. THAT Council direct staff to reduce maximum heights to 4 storeys on the Kettle/Boffo site (Section 6.1.4.B), reduce the density accordingly, and investigate sources of funding to enable building of a new Kettle Friendship Centre on the City-owned lot.

M, O, P, Q and R lost and N referred

REFERRAL MOVED by Councillor Deal

THAT N be referred to staff for inclusion in the Heritage Action Plan:

- N. THAT Council direct staff to explore ways to retain currently affordable rental housing in the RM, RS and RT zones, including permitting up to three suites without stratification in a character home when that character home is retained.

CARRIED UNANIMOUSLY (Vote No. 01428)
(Councillors Ball and Louie absent for the vote)

The Committee agreed to separate the vote on the remaining components of the amendment.

The referral having carried, M, P and R were put and LOST with Councillors Affleck, Ball, De Genova, Deal, Jang, Meggs, Reimer, Stevenson and Mayor Robertson opposed (Vote Nos. 01429, 01431 and 01433), and O and Q were put and LOST with Councillors Deal, Jang, Meggs, Reimer, Stevenson and Mayor Robertson opposed (Vote Nos. 01430 and 01432), with Councillor Louie absent for all the votes.

AMENDMENT MOVED by Councillor De Genova

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

- M. THAT Community Amenity Contributions are prioritized towards green space or Park Space near Britannia Community Centre, to replace and increase any green space lost as a result of the redevelopment of Britannia Community Centre.
- N. THAT as housing policy continues to advance, recommendations for Affordable Home Ownership and design guidelines applicable to Family Housing are added as appropriate to the zoning guidelines proposed in Appendix E of the Policy Report dated July 18, 2016, entitled "Grandview-Woodland Community Plan".
- O. THAT staff consider and present options for active transportation including proposals for bike lanes in the area surrounding Commercial Drive.

LOST

(Councillors Carr, Deal, Jang, Meggs, Reimer, Stevenson and Mayor Robertson opposed to M)
(Vote No. 01436)

LOST (Tie Vote)

(Councillors Deal, Jang, Reimer, Stevenson and Mayor Robertson opposed to N and O)
(Vote No. 01437)

Prior to the vote on the amended motion (A - L), the Committee agreed to amend J by adding the words "to December 2018, upon which time staff will provide Council with a review and plan moving forward thereafter", at the end of the first sentence.

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

The amendments and referrals having either carried or lost, A through D were put and CARRIED with Councillor Carr opposed (Vote No. 1438), E was put and CARRIED with Councillors Affleck and Carr opposed (Vote No. 01439), and F through L were put and CARRIED UNANIMOUSLY (Vote No. 01440), with Councillor Louie absent for all the votes.

FINAL MOTION AS ADOPTED

THAT the Committee recommend to Council

- A. THAT Council approve the Grandview-Woodland Community Plan, substantively as attached in Appendix E of the Policy Report dated July 18, 2016, entitled “Grandview-Woodland Community Plan”, and direct staff to proceed with appropriate next steps towards implementation.
- B. THAT Council repeal the policy “Rezoning Applications and Heritage Revitalization Agreements during Community Plan Programs in the West End, Marpole and Grandview-Woodland”, that had been adopted by Council on July 28, 2011.
- C. THAT, subject to Council approval of the Grandview-Woodland Community Plan, the Acting General Manager of Planning and Development Services be instructed to initiate tasks to implement the plan as outlined in the Policy Report dated July 18, 2016, entitled “Grandview-Woodland Community Plan”.
- D. THAT Council set Community Amenity Contribution targets of \$646 per square metre (\$60 per sq. ft.) in the Nanaimo Shopping Nodes, \$215 per square metre (\$20 per sq. ft.) for the mid-rise multi-family sub-areas, and \$32 per square metre (\$3.00 per sq. ft.) for the lower density townhouse and multi-family sub-areas as outlined in Appendix D of the Policy Report dated July 18, 2016, entitled “Grandview-Woodland Community Plan”, and that these targets apply to rezoned floor area achieved in excess of the floor area permitted in the existing zoning.
- E. THAT, due to the absence of sufficient senior government funding but recognizing the high degree of community support for the services provided by the Kettle Friendship Centre Society, the policies in Section 6.1.4(B) of the Grandview-Woodland Community Plan be amended to allow for consideration of a redevelopment proposal up to 12 storeys in height, that includes social service and non-market residential uses at the Kettle Friendship Centre Society and adjacent sites, with commensurate increases in density, noting that the last policy bullet on p.42 of the Plan will be deleted.
- F. THAT Council direct staff to work with First Nations and the urban aboriginal community to ensure that the Grandview-Woodland Community Plan accurately reflects the history of First Nations people in the area and that the language related to urban aboriginal community reflects the City’s commitment to reconciliation to the satisfaction of the Aboriginal Relations Manager and the City Manager.
- G. THAT all future policy reports on rezoning or other neighbourhood-related reports to Council contain an appendix with an “implementation table” that lists out the overall housing and benefit commitments in the

Grandview-Woodland Community Plan and the progress made on these commitments at the time of the rezoning.

- H. THAT Council direct staff to develop a Cultural and Community Spaces Strategy for Grandview Woodland, that looks at options for the long term sustainability of cultural and community spaces (i.e. indoor spaces that are available for community gathering, meetings, and other activities), and the role of these spaces in the public life of the neighbourhood.
- I. THAT Council direct staff to undertake a traffic management study as part of early-implementation of the Grandview-Woodland Community Plan for the ‘triangle’ area bordered by Broadway, Nanaimo, Grandview Highway and Semlin. The purpose of the study is to identify any additional transportation-related and/or traffic-calming improvements that may be needed in order to accommodate land-use changes contained in the Plan.
- J. THAT as part of on-going implementation work, a Grandview-Woodland Neighbourhood Transportation and Parking Stakeholder Advisory Group be created to December 2018, upon which time staff are directed to provide Council with a review and plan moving forward thereafter. The purpose of this will be to provide a forum for City staff to provide regular updates to key stakeholder organizations on the implementation of transportation items contained in the Grandview-Woodland Community Plan, and to gather input that can inform transportation neighbourhood planning.
- K. THAT in order to facilitate additional new rental in the Broadway Corridor and along Hastings Street:
- 100% secured market rental is added as an additional land use possibility for rezoning consideration under sections 6.7.1 and 7.1.4; and
 - In Hastings Slopes, frontages of less than 200 ft. can be considered at the discretion of the Director of Planning where these proposals include secured market rental or social housing.
- L. THAT the Grandview-Woodland Community Plan, page 39, section 6.1.4 “Special Sites”, second bullet under “directions” (set out below):
- Achieve mixed-income, non-market rental housing as part of its redevelopment and replacement over the long term.

be struck and replaced with the following:

- Seek ways to mobilize air space parcels in the Britannia site to achieve plan objectives for social housing through co-location with other public facilities, provided there is no loss of green space.

The Committee adjourned at 1:03 pm on July 28, 2016.



**REGULAR COUNCIL MEETING MINUTES
STANDING COMMITTEE OF COUNCIL ON
POLICY AND STRATEGIC PRIORITIES**

JULY 28, 2016

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, July 28, 2016, at 1:03 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on Policy and Strategic Priorities 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 Geoff Meggs
Councillor Andrea Reimer
Councillor Tim Stevenson

ABSENT: Councillor Raymond Louie

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager

CITY CLERK'S OFFICE: Rosemary Hagiwara, Deputy City Clerk
Lori Isfeld, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on Policy and Strategic Priorities
July 27 and 28, 2016

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

1. Grandview-Woodland Community Plan
2. RCMP Fairmont Lands Policy Planning Program
3. Building a Seniors Centre in South Vancouver/Sunset Area

Items 1 - 3

MOVED by Councillor Ball
SECONDED by Councillor Jang

THAT the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities at its meeting of July 27 and 28, 2016, as contained in items 1 - 3, be approved.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 1:04 pm.

* * * * *