



VANCOUVER CITY PLANNING COMMISSION

MINUTES

May 15, 2013

A meeting of the Vancouver City Planning Commission was held on Wednesday, May 15, 2013, at 12:20 pm, in Committee Room 1, Third Floor, City Hall.

**PRESENT:** Peter Greenwell, Chair  
Danielle Bauer  
Louise Blight  
Marian Brown\*  
Matthew Carter  
Michael Henderson  
Am Johal  
Karenn Krangle, Vice-Chair  
Phil Mondor\*  
John Weldon

**ABSENT:** Rafael Aquino  
Canisius Chan (Leave of Absence)  
Caitriona Feeney (Leave of Absence)

**ALSO PRESENT:** Elizabeth Ballantyne, VCPC Manager (Recorder)  
Trustee Mike Lombardi, Vancouver School Board

\* Denotes absence for a portion of the meeting.

**1. ADMINISTRATION**

**a) Attendance**

MOVED by Commissioner Bauer  
SECONDED by Commissioner Weldon

THAT the Vancouver City Planning Commission approve leaves of absence for Commissioners Chan and Feeney for this meeting.

CARRIED UNANIMOUSLY  
(Commissioners Brown and Mondor absent for the vote)

**b) Minutes of May 1, 2013, for Approval**

This item was postponed to the May 29, 2013, VCPC meeting.

**c) Notice of VCPC Meetings**

The Chair noted the next two Regular Meetings:

May 29, 2013 - in Committee Room 1, Third Floor, City Hall

June 19, 2013 - in Committee Room 1, Third Floor, City Hall

**d) Manager's Report**

The Commission Manager provided her report (*on file*) noting the following:

- Further information is expected soon about the Planning and Development Services move from the East Wing to the Van City Building, and the location of the Commission's office;
- No speakers are planned at this time;
- Reminder that the Commission meetings scheduled for July 31 and September 4 are tentative bookings which will require confirmation to proceed;
- Reminder about the open house for the Regional Context Statement on May 16, 2013, 4:00-8:00 pm, in the Town Hall, City Hall, main floor.

**e) Reports from Liaison Members**

Trustee Lombardi, Vancouver School Board (VSB), reported the following:

- VSB is working on implementing a pilot policy for including a student trustee on the board starting in September, based on the model which has been in place in Ontario since 2005;
- A new manager of energy and sustainability has been hired and will conduct a sustainability audit, with the goal of making VSB one of the greenest school districts in North America; and
- The VSB has signed a memorandum of understanding with the City of Vancouver to work together to maximize use of under-utilized school space for public purposes to meet community needs, including those of seniors, public health and child care.

**f) Urban Design Panel Report**

Commissioner Mondor provided a verbal report on the Urban Design Panel meeting held May 8, 2013, and gave a brief overview of the meeting to be held later this day.

Agendas and Minutes for the Urban Design Panel are available at:

<http://vancouver.ca/your-government/urban-design-panel.aspx>

**g) Reports from Commissioners**

Commissioner Weldon reported on a lecture by Dr. Kate Shaw from the University of Melbourne describing large-scale urban renewal projects in six cities and their contribution to gentrification, and comparing local resistance to the projects.

## 2. BUSINESS MEETING

### a) Committee Reports

#### i. Transportation Planning Committee -

The Committee circulated a revised final page for their draft report entitled "Developing an Ecological Overlay for all Transportation Planning" (*on file*), submitted at the previous meeting. Following discussion of the report and options for action, it was agreed that the Manager would prepare the report for submission to staff as a response to the committee's meeting with staff in February.

### b) 2013 Commission Work Plan and Retreat Report

The Manager reported that the summary of the work planning retreat of April 30 should be completed next week. Commissioner Bauer reported that work was underway to develop the draft charter and project plan framework.

Commissioners agreed to participate in a third work planning session. The Manager will canvass Commissioners by email on their availability during the week of May 27

### c) Presentation: Housing - Interim Rezoning Policy

Abi Bond, Assistant Director, Housing Policy and Doug Robinson, Assistant Director, Development Services, described the features of the Interim Rezoning Policy (IRP) adopted by Council last year as one of the recommendations from the Mayor's Task Force on Housing Affordability. Staff outlined the enhanced level of affordability expected from projects, and described aspects of the program, including:

- Projects that provide 100% of residential floor area secured as rental housing, or affordable home ownership where units are sold at least 20% below market value and secured over time on resale;
- Innovative forms of housing tenure with enhanced affordability, such as co-housing or community land trusts;
- Projects that are up to six storeys high on an arterial street that is served by transit, or 3.5 storeys in height if within 100 metres of an arterial street;
- A maximum of 20 rezoning applications to be considered, with only two located within 10 blocks of each other on an arterial street;
- Applications will be subject to urban design review.

The presentation included a review of criteria, a summary of enquiries and applications, and a review of the City's general targets across the housing continuum for 2012-2021. Discussion followed the presentation. Staff provided the link to further information on the City's website: <http://vancouver.ca/people-programs/affordable-housing-interim-rezoning-bylaw.aspx>

**3. NEW BUSINESS**

None.

**ADJOURNMENT**

MOVED by Commissioner Weldon  
SECONDED by Commissioner Henderson

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

The Commission adjourned at 2:09 pm.

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