

AGENDA FOR THE MEETING OF THE PLANNING, ENVIRONMENT AND DEVELOPMENT  
STANDING COMMITTEE, TO BE HELD IN THE BOARD ROOM, CITY HALL,  
ON THURSDAY, 2005-SEP-01, COMMENCING AT 3:30 P.M.

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1.     **ADOPTION OF MINUTES:**

- (a)     Minutes of the Planning, Environment and Development Standing  
Committee Meeting held Thursday, 2005-JUL-14 at 3:33 p.m. in the  
Board Room.

2.     **INTRODUCTION OF LATE ITEMS:**

3.     **RECEIVING OF DELEGATIONS:**

4.     **REPORTS OF ADVISORY BODIES:**

5.     **CITY MANAGER'S REPORT:**

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|---|-----------|
| Synopsis.....   | Pg. 1-3   |
| (1) <i>Departure Bay Neighbourhood Plan</i> .....     | Pg. 4-9   |
| (2) Foundry Adaptive Reuse Consultation Process ..... | Pg. 10-11 |

6.     **INFORMATION ONLY ITEMS:**

- (a)     Report from Mr. A. Tucker, Manager, Community Planning, re:     Pg.12-15  
Harewood Plains Environmentally Sensitive Areas Project

7.     **CORRESPONDENCE:**

8.     **CONSIDERATION OF LATE ITEMS / OTHER BUSINESS:**

9.     **ADJOURNMENT:**

## STANDING COMMITTEE

2005 SEP 01

TO: The Members of the Committee

(5) **CITY MANAGER'S REPORT:**

**DEVELOPMENT SERVICES:**

**COMMUNITY PLANNING:**

(1) **Departure Bay Neighbourhood Plan**

In April 2005, Council received a presentation on a new framework for neighbourhood planning which was prepared by a group of graduate planning students from the University of British Columbia School of Community and Regional Planning. The new framework proposed two types of neighbourhood plans in the future; those that would address a wide range of issues identified by neighbourhood residents (Comprehensive Neighbourhood Plans) and those that focus on a limited number of issues which are specific to a neighbourhood (Issue-Based Neighbourhood Plans). However, before either of these types of plans could be initiated, the students recommend that a City-wide needs assessment be undertaken to determine which neighbourhoods were faced with which issues and which should be the subject of the next round of neighbourhood plans.

In June 2005, the executive of the Departure Bay Neighbourhood Association met with Staff to request that the Departure Bay area be used as a test case for the new neighbourhood planning models. They also expressed an interest in working with another group of graduate students from the University of British Columbia School of Community and Regional Planning. The Executive noted that they have made a number of requests over the years to have a neighbourhood plan and were disappointed that the proposed step of a City-wide needs assessment may delay a neighbourhood plan for the area by a number of years. The executive cited traffic safety concerns, development pressures and the need to preserve neighbourhood character as reasons to pursue a neighbourhood plan at this time.

The School of Community and Regional Planning has been approached about the potential to host a field studies course based on a neighbourhood plan for Departure Bay. The School is enthusiastic about the learning potential for its students and the opportunity to provide a worthwhile contribution to the community. The School provides a honourarium to the host community to cover costs associated with the field course. A draft course outline/work-plan for the neighbourhood plan is attached for Council's review.

Staff has reviewed the request and support the proposal to conduct a neighbourhood plan process in Departure Bay with the assistance of a group of graduate planning students from UBC.

Recommendation: That the Planning, Environment and Development Standing committee recommend that Council authorize the preparation of a neighbourhood plan for Departure Bay in accordance with the attached course outline.

(2) Foundry Adaptive Reuse Consultation Process

At the Regular Meeting of Council held 2005-Jun-13, Council approved the issuance of a heritage alteration permit allowing the demolition of two-thirds of the Foundry complex. For the remaining one-third (the original Foundry building), Council directed that a public process be undertaken to determine what would be the most appropriate use for the structure, including private sector commercial use.

In addition to the public process on adaptive reuse, Council is advised that as part of their discussions on the 2006 City Budget, Council will be asked to consider what level of financial assistance, if any, the City would support towards restoration and reuse of the Foundry.

Based on Council's direction, Staff has developed the following proposed public consultation process and timeline:

Phase 1 – Public Consultation:

Over the period of four months (September – December, 2005) the City's Heritage Commission, with the assistance of a professional facilitator, will host a series of Roundtable Events designed to bring interested parties to the table and solicit input on possible reuse scenarios for the Foundry. Each event would be facilitated by a professional facilitator or Staff and would be open to all interested persons.

It is anticipated that three Roundtable Events designed to encourage discussion would be given. The first event would be a presentation on adaptive reuse projects successfully completed in other BC municipalities. A second event could receive presentations from various parties interested in using the Foundry. A third event could be entirely devoted to a general discussion of reuse options.

Phase 2 – Option Evaluation and Costing:

Over the period of two months (January – February, 2006) the City's Heritage Commission, with the assistance of Planning and Parks Staff, will evaluate and develop cost estimates for the options identified in Phase 1. Where an option contains a commercial element, a request for Expressions of Interest will be advertised to test whether there is any interest from the business community. A telephone survey designed to gauge public support for a given option (including final demolition) will also be completed.

Phase 3 – Final Report to Council:

By mid-March, 2006, a final report will be submitted to Council by the Heritage Commission identifying a preferred reuse scenario for the Foundry building.

A budget of \$15,000. will be required to offset the cost of advertising, hiring a professional facilitator and to complete the telephone survey.

Recommendation: That the Planning, Environment and Development Standing Committee recommend that Council direct Staff to:

1. proceed with the Foundry Adaptive Reuse Consultation Process outlined in this report; and,
2. set a \$15,000 budget for the project.

Respectfully Submitted,

G. D. Berry  
CITY MANAGER