

MINUTES

Granville Island Council Regular Meeting

November 25, 2019

Attending

Council Members: Andeen Pitt; Dale McClanaghan; Domenic Caminiti; Gracen Chungath; Heather Deal; Johanna Lauyanto; Paul Larocque

CMHC staff: Lois McGrath (General Manager); Sebastian Lippa (Secretariat)

1. Call to Order and Land Acknowledgment

Council Chair Deal called to meeting to order and offered acknowledgment that the meeting was being held on the traditional and unceded territories of the Musqueam, Squamish and Tseil-Watuth Nations.

2. Adoption of Minutes

MOVED by Council Member Caminiti

SECONDED by Council Member McClanaghan

THAT the Minutes from Council meeting held November 1, 2019 be approved.

CARRIED UNANIMOSLY

3. Adoption of Agenda

Additional items to be included to the agenda: Business cards; Appointment letters from Minister/CMHC President.

MOVED by Council Member Pitt

SECONDED by Council Member McClanaghan

THAT the Agenda for the November 25, 2019 Council meeting be approved.

CARRIED UNANIMOSLY

4. 2040 Development Strategy Workshop

The CMHC-Granville Island Planning Department has undertaken an Island-wide 2040 Development Strategy. The purpose of this project is to provide an implementation strategy for the development projects identified in the Granville Island 2040 report. Following a public RFP process, the firm Wollenberg Munro Consulting was retained to lead this project.

As part of the first phase of this project, Jay Wollenberg, of Wollenberg Munro Consulting, led a workshop with Council in order to identify key development opportunities and challenges. The results of this workshop will inform an Existing Conditions report, the first deliverable for this project.

Some of the opportunities identified included:

- High numbers of future new residents moving to area, through future development at Squamish lands, former Molson site, in Broadway Plan area, and South False Creek
- A variety of redevelopment sites and vacant buildings on the Island suitable for reuse. In particular, the former ECUAD North Building is seen as an important opportunity
- Potential to generate capital by offering long-term land leases
- Funding programs at all levels of government. For example, Arts Umbrella was recipient of significant government funding for its new facility at Granville Island
- Engagement with local First Nations
- Positive and supportive relationship with City of Vancouver, especially as it concerns development and building permitting processes
- Opportunity for Council to engage all three levels of government to identify potential strategic alignments for development projects
- Expansion of night time offerings
- Growing creative tech economy in Vancouver

Some of the challenges identified included:

- Granville Island, once an innovative retail district, is no longer seen as cutting edge, or as an essential destination, especially for locals
- Most new development would reduce parking supply, while at the same time increase demand. There needs to be a plan for access for development to be successful
- CMHC-Granville Island has limited capital reserves, limited revenue sources (rent and parking), and is not allowed to borrow
- Sea level rise modelling suggests that by 2100 Granville Island will be under water. Given that potential developers for major projects will have 40 to 60 year+ financial outlook, sea level rise at Granville Island must be considered now
- The high costs of development, with a particular concern about the costs associated with meeting building code requirements

The next step for the 2040 Development Strategy will be the drafting of an Existing Conditions report, which will be shared with Council for feedback.

5. General Managers Report

General Manager, Lois McGrath, provided a General Manager's report. This included:

- At the previous meeting (November 1), Council approved a number of minor amendments of the Terms of Reference. These changes have been made to the document, with a final copy to be provided to all Council members
- The GM and Manager of Leasing are in discussions with the Province of BC to renew the Provincial water lot leases around Granville Island

- Led by the Manager of Operations, an RFP for Architectural Services will soon be released. The contract value is up to \$7.5M for as-and-when needed project work, over five years.
- The public space renewal for the area behind the Kids' Only Market is due for completion at end of January 2020.
- The Island recently hosted a weekend-long skateboarding event, in partnership with a local skateboarding non-profit organization. Preliminary reports are that the event was well received and helped draw a young demographic to the Island
- For future meetings, Acting GM Sabrina Lakos will attend and provide the GM Report

6. General Manager Recruitment Committee Report

Members of the General Manager Recruitment Committee provided an update, noting that the Committee will be receiving a new shortlist of candidates this week. The Committee has plans to convene following receipt of this list. French language proficiency is no longer a requirement. The job posting will remain up until the successful candidate is selected.

7. External Advisors to the Council

The Council identified the value of being able to draw on the input and expertise of external organizations and individuals who would advise the Council on topics of relevance to Granville Island. The Council wishes to invite external advisors on a meeting-by-meeting basis. For the next meeting, the Council has asked to invite Erica Tao, Regional Director General, Western Region, Department of Canadian Heritage, Government of Canada.

The Council also wishes to engage Vancouver's three First Nations, Musqueam, Squamish, and Tsleil-Waututh Nations. Council directed staff to draft a letter that would be sent to each of the three First Nations, expressing Granville Island's wish to advance our relationships with their Nations.

The Council also wishes to have a workshop at its next meeting on the Arts & Innovation Hub, with project consultants to be invited.

8. 2020 Council Meetings

The Council has scheduled its 2020 regular meetings to be held on the following dates: February 13, April 23, June 16, September 17, and November 25 (with the Holiday party to be scheduled on this final day). The Council also directed that where possible to schedule tenant open houses on the same days as Council meetings.

MEETING ADJOURNED at 4:00pm

NEXT MEETING Thursday February 13, 9:00am at the Granville Island Hotel