



REGULAR COUNCIL MEETING MINUTES

MARCH 7, 2017

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 7, 2017, at 9:35 am, in the Council Chamber, Third Floor, City Hall.

PRESENT:	Mayor Gregor Robertson Councillor George Affleck Councillor Elizabeth Ball Councillor Adriane Carr Councillor Melissa De Genova Councillor Heather Deal* Councillor Kerry Jang Councillor Raymond Louie Councillor Geoff Meggs* Councillor Tim Stevenson*
ABSENT:	Councillor Andrea Reimer (Leave of Absence - Civic Business)
CITY MANAGER'S OFFICE:	Sadhu Johnston, City Manager Paul Mochrie, Deputy City Manager
CITY CLERK'S OFFICE:	Janice MacKenzie, City Clerk Laura Kazakoff, Meeting Coordinator

*Denotes absence for a portion of the meeting.

WELCOME

The Mayor acknowledged we are on the unceded traditional territory of the Musqueam, Squamish, and Tsleil-Waututh First Nations.

IN CAMERA MEETING

MOVED by Councillor Louie
SECONDED by Councillor Stevenson

THAT Council will go into meetings later this week which are closed to the public, pursuant to Section 165.2(1) of the Vancouver Charter, to discuss matters related to paragraphs:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;

- (c) labour relations or other employee relations;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;
- (g) litigation or potential litigation affecting the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Regular Council - February 21, 2017

MOVED by Councillor Louie
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting of Tuesday, February 21, 2017, be approved.

CARRIED UNANIMOUSLY
(Councillor Stevenson absent for the vote)

2. Public Hearing - February 21, 2017

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT the Minutes of the Public Hearing of Tuesday, February 21, 2017, be approved.

CARRIED UNANIMOUSLY
(Councillor Stevenson absent for the vote)

3. Regular Council (Policy and Strategic Priorities) - February 22, 2017

MOVED by Councillor Louie
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting immediately following the Standing Committee on Policy and Strategic Priorities meeting of Wednesday, February 22, 2017, be approved.

CARRIED UNANIMOUSLY
(Councillor Stevenson absent for the vote)

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT Council adopt Administrative Report 1 and Policy Report 1 on consent.

CARRIED UNANIMOUSLY

REPORT REFERENCE

1. Character Home Consultation Update

Gil Kelley, General Manager of Planning, Urban Design and Sustainability, and Tanis Knowles Yarnell, Planner, City-wide and Regional Planning, provided an update on the Character Home Zoning Review public consultation process, including an overview of the study, options and ideas that were explored, summary of feedback received and the emerging directions for the report back anticipated in mid-April. Mr. Kelley and Ms. Knowles Yarnell, along with Anita Molaro, Assistant Director - Urban Design, and Marco D'Agostini, Senior Heritage Planner, responded to questions.

2. Permit and Development Process Update

Kaye Krishna, General Manager of Development, Buildings and Licensing, and Gil Kelley, General Manager of Planning, Urban Design and Sustainability, provided an update regarding the planning, permitting and development review process, including an overview of the current state, and priorities and actions for 2017. Ms. Krishna and Mr. Kelley, along with John Greer, Assistant Director - Development Services, and Sadhu Johnston, City Manager, responded to questions.

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At approximately noon, during questions to staff on the above-noted item, it was,

*MOVED by Councillor Affleck
SECONDED by Councillor Deal*

THAT the meeting be extended in order to complete the current item, then recessed until 2:00 pm.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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The Council recessed at 12:14 pm, and reconvened at 2:17 pm.

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ADMINISTRATIVE REPORTS

**1. Local Improvement Rates 2016
February 6, 2017**

THAT the actual rates for 2016 Local Improvements, attached as Appendix A to the Administrative Report dated February 6, 2017, entitled "Local Improvement Rates 2016", be approved by Council.

ADOPTED ON CONSENT (Vote No. 1807)

**2. Vancouver Immigration Partnership 2017-2020
February 21, 2017**

MOVED by Councillor Meggs
SECONDED by Councillor Carr

THAT Council authorize the General Manager of Community Services, in consultation with the Director of Legal Services, to enter into a contribution agreement with Her Majesty The Queen in right of Canada, as represented by the Minister of Immigration, Refugees and Citizenship, whereby the Department of Immigration, Refugees and Citizenship Canada ("IRCC") will provide funding up to \$528,000 for the City to undertake the Vancouver Immigration Partnership initiative between April 2017 and March 2020.

CARRIED UNANIMOUSLY (Vote No. 1801)

POLICY REPORTS

1. CD-1 Rezoning: 4983-5007 Quebec Street January 24, 2017

A. THAT the application by Cornerstone Architecture, on behalf of 1013343 B.C. Ltd. the registered owner, to rezone 4983-5007 Quebec Street [Amended Lot 7 (see 26282L), Amended Lot 8 (see 26281L) and Amended Lot 9 (See 26280L), Block 4, District Lot 637, Plan 3774; PIDs 005-117-968, 012-214-001, and 012-214-035 respectively] from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.30 and the building height from 9.5 m (35 ft.) to 19.8 m (65 ft.) to permit the development of a six-storey residential building, containing a total of 25 co-housing dwelling units, be referred to a Public Hearing, together with:

- (i) plans prepared by Cornerstone Architecture, received July 15, 2016;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated January 24, 2017, entitled "CD-1 Rezoning: 4983-5007 Quebec Street"; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A of the above-noted report for consideration at the Public Hearing.

B. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated January 24, 2017, entitled "CD-1 Rezoning: 4983-5007 Quebec Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

C. THAT A and B above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the sole risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 1808)

BY-LAWS

Councillor Louie advised he had reviewed the proceedings with regard to By-law 4, and he would therefore be voting on its enactment.

Councillors Louie and Meggs advised they had reviewed the proceedings with regard to By-laws 7 to 10, and they would therefore be voting on the enactments.

MOVED by Councillor Stevenson
SECONDED by Councillor Deal

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 12 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (2405-2445 Cornwall Avenue) (By-law No. 11743)
2. A By-law to amend Noise Control By-law No. 6555 (1550 Alberni Street) (By-law No. 11744)
3. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking Requirements (1550 Alberni Street) (By-law No. 11745)
4. A By-law to amend Sign By-law No. 6510 (1550 Alberni Street) (By-law No. 11746)
(Councillor Affleck ineligible for the vote)
5. A By-law to amend Electrical By-law No. 5563 regarding energy efficiency (By-law No. 11747)
6. A By-law to amend the Building By-law No. 10908 Regarding Sustainability and Energy Efficiency amendments (By-law No. 11748)
7. A By-law to amend CD-1 (642) By-law No. 11658 (2133 Nanton Avenue, formerly 4255 Arbutus Street) (By-law No. 11749)
(Councillor De Genova ineligible for the vote)
8. A By-law to amend CD-1 (612) By-law No. 11279 (1551 Quebec Street, 1600 Ontario Street and 95 East 1st Avenue - Southeast False Creek Areas 3A and 3B) (By-law No. 11750)
(Councillor De Genova ineligible for the vote)
9. A By-law to amend CD-1 (582) By-law No. 11069 (1768 Cook Street - 201 West 2nd Avenue) (By-law No. 11751)
(Councillor De Genova ineligible for the vote)

10. A By-law to amend the RM-5, RM 5-A, RM-5B, RM- 5C and RM-5D Districts Schedule regarding floor space ratio in the RM-5D district (By-law No. 11752)
(Councillor De Genova ineligible for the vote)
11. A By-law to designate certain real property as protected heritage property (1150 Comox Street - Gilmour House) (By-law No. 11753)
(Mayor Robertson ineligible for the vote)
12. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2308 East 34th Avenue) (By-law No. 11754)

MOTIONS

A. Administrative Motions

None.

B. Motions on Notice

1. **Consultation with Local Businesses, Stakeholders and Residents Regarding the Proposed Transportation Design and Plans for Commercial Drive**

MOVED by Councillor De Genova
SECONDED by Councillor Ball

WHEREAS

1. Commercial Drive ("The Drive") is a vibrant and unique neighbourhood with more than 400 locally owned and operated small businesses located on a 21 block stretch from Venables Street to East 13th Avenue;
2. Residents, small business owners and stakeholders have raised concerns regarding proposed changes to the transportation plan on Commercial Drive;
3. In 2016 Mayor and Council received hard copies of a petition submitted by the Commercial Drive Business Society signed by 5053 individuals who have concerns with the proposed changes to the transportation design and plan for Commercial Drive.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to re-engage and meet with the Commercial Drive Business Society, stakeholders and residents to address concerns and issues arising from the proposed transportation design and plans on Commercial Drive.

- B. THAT Council formally acknowledge receipt of correspondence "Public Petition" including 5053 signatures, submitted to Mayor and Council by the Commercial Drive Business Society and direct staff to include this petition in any reports of public consultation related to local transportation plans in this area.
- C. THAT Council direct staff to consider the negative economic impacts any changes to transportation design may have on small businesses in the Commercial Drive neighbourhood.

referred

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Ball

THAT the motion be referred to the Standing Committee on City Finance and Services meeting to be held on Wednesday, March 8, 2017, in order to hear from speakers.

LOST (Vote No. 1802)
(Councillors Deal, Jang, Louie, Meggs, Stevenson and the Mayor opposed)

REFERRAL MOVED by Councillor Deal
SECONDED by Councillor Louie

THAT the motion be referred to staff for inclusion in the process currently underway, including the direction outlined in the memo from the General Manager of Engineering Services, dated March 6, 2017.

CARRIED (Vote No. 1803)
(Councillors Affleck, Ball and De Genova opposed)
(Councillor Meggs absent for the vote)

2. Making Legalizing Secondary Suites Easier in RT/RM Zones

The following motion contains an amendment to the original motion on notice, to add the words "and fees" to the resolved portion, which was accepted by Council.

MOVED by Councillor Carr
SECONDED by Councillor Deal

WHEREAS

- 1. Secondary suites provide an important source of affordable rental accommodation that is generally supported by City policy;

2. Many character pre-1940 homes, particularly in RT and RM zones on Vancouver's East Side and inner city, have been converted to three suites (main floor, upper floor, and basement) over the years, especially during the 1940s when the War Measures Act over-ruled municipal housing by-laws to encourage the creation of additional suites to relieve housing shortages, which has resulted in many legal, non-conforming up and down non-strata rental duplexes with unauthorized basement suites;
3. Many of these multi-suite conversions occurred before the BC Strata Act in the 1960s and have remained as affordable rental suites rather than being converted to condos;
4. In the event that the City becomes aware of an unauthorized basement suite in the RT and RM zones, it requires closure of the unauthorized suite where those zones do not have provisions for retention under their zoning schedules, thus resulting in the loss of affordable rental accommodation;
5. Three suites are allowed in homes in RT and RM zones, however legalizing an existing unauthorized basement suite requires going through a Multi-Family Conversion Dwelling process which requires upgrading to current building code standards and entails very high costs that generally necessitates recouping of those costs through stratification of all the suites and thus results in the loss of affordable rental housing;
6. The City's Secondary Suite Program enables the building of a secondary suite in a single-family home under more relaxed rules in terms of adherence to building code standards and thus entails far lower costs than the Multi-Family Conversion Dwelling process.

THEREFORE BE IT RESOLVED THAT Vancouver City Council direct staff to pursue changes to appropriate by-laws, policies and fees so that existing houses in RT and RM zones that have one or two existing unauthorized secondary suites be considered by the City as grandfathered existing legal non-conforming suites under the Vancouver Zoning By-law and Building By-law, and administered under the Secondary Suite Program for health and safety.

referred

REFERRAL MOVED by Councillor Louie
SECONDED by Councillor Stevenson

THAT the motion be referred to staff for report back as part of the Housing Re:Set.

CARRIED (Vote No. 1804)
(Councillors Affleck, Ball, and De Genova opposed)
(Councillor Deal absent for the vote)

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Stevenson
SECONDED by Councillor Jang

- A. THAT Councillor Deal be granted Leave of Absence for Medical Reasons for all meetings to be held on March 28, 29 and 30, 2017.
- B. THAT Councillor Meggs be granted Leave of Absence for Civic Business for the Regular Council meeting on Tuesday, March 28, 2017.

CARRIED UNANIMOUSLY (Vote No. 1810)
(Councillor Deal absent for the vote)

ENQUIRIES AND OTHER MATTERS

1. Costs of Policing Recent Protest

Councillor Affleck enquired as to a recent protest which was reported to have cost the VPD \$105,000, and requested the City Manager to provide information as to whether any of those costs can be recouped.

2. City of Vancouver Wordmark

Councillor Affleck expressed concern and requested information with regard to the process around the recent CoV Wordmark roll-out. Councillors De Genova and Carr also expressed concerns regarding the process.

Councillor De Genova requested clarification from the City Clerk with regard to the process to reverse a decision of Council.

The City Manager responded to comments by Council members, and provided explanations as to the use of the Wordmark prior to Council approval, and why the roll-out was then subsequently put on hold.

3. HOV Lanes Enforcement

Councillor Louie noted he has received correspondence regarding the increasing improper use of HOV lanes in the City, including an instance of one driver filming another driver, which led to an altercation. He requested a communication be sent to the VPD regarding that instance, and enforcement in general. The City Manager agreed to relay the concern to VPD and request information regarding enforcement of the HOV lanes.

4. Non-Motorized Boating Facility

Councillor Louie asked for an update regarding the status of the non-motorized boating marina in False Creek previously approved by Council as part of a CAC allocation, noting he has heard some concerns from members of the Dragon Boat community regarding the progress of phase 2 of that work. The City Manager agreed to provide an information memo regarding the CAC and the timing of the delivery of that asset.

5. Food for Children in Need

Councillor Carr enquired with regard to a previous Council budget decision to allocate money to food for school children in need and asked for an update as to whether previously identified gaps in the program have been addressed.

6. Homelessness and Overdose Crisis

The Mayor provided an update with regard to work being done at the Metro level concerning homelessness and requests to the Province on this issue. He also reviewed recent developments with regard to the ongoing overdose crisis.

ADJOURNMENT

MOVED by Councillor Stevenson
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 4:08 pm.

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