



REGULAR COUNCIL MEETING MINUTES

NOVEMBER 28, 2017

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 28, 2017, at 9:38 am, in the Council Chamber, Third Floor, City Hall.

PRESENT:

- Mayor Gregor Robertson
- Councillor George Affleck
- Councillor Elizabeth Ball*
- Councillor Hector Bremner*
- Councillor Adriane Carr
- Councillor Melissa De Genova*
- Councillor Heather Deal
- Councillor Kerry Jang
- Councillor Raymond Louie
- Councillor Andrea Reimer
- Councillor Tim Stevenson*

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager

CITY CLERK'S OFFICE: Janice MacKenzie, City Clerk
Terri Burke, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

Mayor Robertson acknowledged we are on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh.

CONDOLENCES - Mel Tobias

Mayor Robertson expressed condolences to the family, friends, and colleagues of Mel Tobias, and noted his many contributions to making Vancouver a more welcoming and inclusive place and for fostering a multitude of intercultural and intergenerational connections that have become his enduring legacy.

IN CAMERA MEETING

MOVED by Councillor Louie
SECONDED by Councillor Jang

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 - November 14, 2017

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT the Minutes of the Regular Council meeting of November 14, 2017, be approved.

CARRIED UNANIMOUSLY

2. Public Hearing - November 14, 2017

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Public Hearing of November 14, 2017, be approved.

CARRIED UNANIMOUSLY

3. Regular Council (City Finance and Services) - November 15, 2017

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting following the Standing Committee on City Finance and Services meeting of November 15, 2017, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT Council adopt Administrative Reports 1 to 3, and 5 to 8, on consent.

CARRIED UNANIMOUSLY

REPORT REFERENCE

**1. Housing Vancouver Strategy (2018 - 2027) and 3-Year Action Plan (2018 - 2020)
November 15, 2017**

Mayor Robertson noted requests to speak to this item had been received.

REFERRAL MOVED by Councillor Reimer
SECONDED by Councillor Jang

THAT Council receive the presentation regarding "Housing Vancouver Strategy - (2018 - 2027) and 3-Year Action Plan (2018 - 2020)", and refer the related Policy Report dated November 15, 2017, entitled "Housing Vancouver Strategy (2018 - 2027) and 3-Year Action Plan (2018-2020)", to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, November 29, 2017, in order to hear from speakers.

FURTHER THAT this item begins at 9:30 am and continue until 2 pm.

CARRIED UNANIMOUSLY (Vote No. 02367)
(Councillor Ball absent for the vote)

Gil Kelley, General Manager of Planning, Urban Design and Sustainability, along with Dan Garrison, Assistant Director - Housing Policy, and Edna Cho, Planner, Housing Policy, presented the above-noted report.

Mr. Kelley, Mr. Garrison and Ms. Cho, along with Kaya Krishna, General Manager, Development, Buildings and Licensing, and Abi Bond, Director of Housing Policy and Projects, and the City Manager, responded to questions.

**2. Implementation Update - Healthy City Action Plan (2015-2018)
November 16, 2017**

Mayor Robertson noted requests to speak to this item had been received.

REFERRAL MOVED by Councillor Reimer
SECONDED by Councillor Jang

THAT Council receive the presentation regarding "Implementation Update - Healthy City Action Plan (2015-2018)", and refer the related Administrative Report dated November 16, 2017, entitled "Implementation Update - Healthy City Action Plan (2015-2018)", to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, November 29, 2017, in order to hear from speakers.

FURTHER THAT this item begin after 2 pm.

CARRIED UNANIMOUSLY (Vote No. 02370)

Mary Clare Zak, Managing Director of Social Policy and Projects, along with Wes Regan, Social Planner, Peter Marriott, Social Planning Analyst, Keltie Craig, Social Planner, and Dr. Reka Gustafson, Medical Health Officer, Vancouver Coastal Health, presented the Administrative Report dated November 16, 2017, entitled "Implementation Update - Healthy City Action Plan (2015-2018)".

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Council recessed at 12:17 pm and reconvened at 2:23 pm.

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Ms. Zak, Mr. Regan, Mr. Marriott, and Ms. Craig, along with Dianna Hurford, Senior Planner, responded to questions.

UNFINISHED BUSINESS

1. TEXT AMENDMENT: 1523 Davie Street (Gabriola Mansion)

On November 14, 2017, Vancouver City Council heard from speakers at a Public Hearing on the above-noted application and, following the close of the receipt of public comments, referred discussion and decision to the Regular Council meeting on November 28, 2017, as Unfinished Business.

Planning, Urban Design and Sustainability staff responded to questions.

MOVED by Councillor Deal
SECONDED by Councillor Louie

- A. THAT the application by Ankenman Marchand Architects, on behalf of Mansion on Davie Holdings Ltd., to amend CD-1(248) (Comprehensive Development) District By-law No. 6564 for 1523 Davie Street (Gabriola Mansion) [*Lots 13, 14 and 15, Block 49, District Lot 185, Plan 92; PIDs: 015-758-133, 015-758-141 and 015-758-168 respectively*] to increase the maximum floor space ratio from 0.35 to 0.87 to allow for the conversion and expansion of the existing heritage building into 16 rental dwelling units and the construction of four rental infill townhouses in the northeast corner of the site along the lane, generally as presented in Appendix A of the Policy Report dated October 3, 2017, entitled "CD-1 Text Amendment: 1523 Davie Street (Gabriola Mansion)", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Ankenman Marchand Architects, on behalf of Mansion on Davie Holdings Ltd., and stamped "Received Planning Department, April 28, 2017", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

1. Design development to improve the new town homes to achieve a 2½-storey expression.

Note to Applicant: This will encourage an expression that is more compatible and sympathetic to the existing heritage mansion.

2. Design development to explore ways to improve below-grade livability for the basement dwelling units.
3. Design development to illustrate how the landscape plan will provide common shared outdoor space (in lieu of private outdoor space) for the rental units in the heritage mansion.

Sustainability

4. All new buildings in the development will meet the requirements of the preceding *Green Buildings Policy for Rezonings* (as amended up to January 14, 2016). This includes a minimum of Built Green Gold, with 1 point for water efficiency and 1 point for stormwater or rainwater management, and an energy score of EnerGuide 84, along with registration and application for certification of the project.

For the heritage portion of the project (Gabriola Mansion), achievement of Built Green Gold does not apply, however reasonable design efforts shall be made to improve green performance towards that goal where appropriate, while respecting heritage aspirations and promoting heritage retention.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the Built Green Checklist, must be incorporated into the drawing submission. A letter from a green building professional must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Landscape Design

5. Design development to explore opportunities to optimize lane greening.

Note to Applicant: Refer to Engineering condition 17. Parking, site access and circulation will need to be considered. Further comments may result at the development permit stage, including the adjustment of townhouse locations slightly to increase planting opportunities at the lane.

6. Design development to enhance the historical landscape treatment through the addition of long-lived legacy species trees that are appropriate to the scale of the site and built form.
7. Design development to ensure the scale and layout of the outdoor patio space to the south of the mansion is commensurate with the use.

Note to Applicant: A written rationale should be provided at the development permit stage.

8. Further scoping of construction access, site storage and phasing to ensure the existing landscape is respected throughout the construction process.
9. Incorporation of the principles of the *Bird-Friendly Design Guidelines* for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the city.

Note to Applicant: This can be demonstrated on the landscape plan, plant list and a written rationale. Refer to:
<http://council.vancouver.ca/20150120/documents/rr1attachmen tB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmen tC.pdf>

10. Provide a detailed landscape plan illustrating soft and hard landscape treatment.

Note to Applicant: Plant material should be clearly illustrated on the landscape plan and keyed to a standard plant list. The landscape plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or proposed street trees, adjoining landscaping, grades and public utilities, such as lamp posts, hydro poles and fire hydrants.

11. Provide a tree plan.

Note to Applicant: Provide a tree plan that is separate from the landscape plan and consistent with the survey and arborist report. The scaled plan should be accurate and clearly illustrate all trees to be removed and retained, including offsite trees and any necessary tree protection barriers. Tree replacements can be shown on the proposed landscape planting plans.

12. Provide a construction management plan/strategy and written details to ensure the existing landscape is respected throughout the construction process.

13. Where applicable, illustrate measures that support integrated rainwater management.

Note to Applicant: Integrated rainwater management is an emerging policy and should be considered in the landscape strategy, to the greatest extent practicable. Staff note that tree retention is highly co-beneficial to rainwater management objectives. A brief written rationale should be provided to clarify the rainwater management strategy, where applicable.

14. Provide large scale, dimensioned, landscape sections [typical] through planted areas, with emphasis on new planters proposed at the periphery of buildings.

Note to Applicant: The sections should include the planter materials, tree stem, canopy and root ball including the slab-patio-planter relationship, the lane interface, common areas and upper patios.

15. Provide high efficiency irrigation for all planted areas.

Note to Applicant: Provide a separate partial irrigation plan (one sheet size only) that illustrates symbols for hose bib and stub-out locations. There should be accompanying written notes on the same plan and/or landscape plan describing the intent and/or standards of irrigation. Irrigation lines should be avoided in tree root protection zones.

Engineering

16. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane

erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

17. Design development to retain the existing residential permit parking in the lane adjacent to the site.

Note to Applicant: This may involve the removal of the secondary townhouse accesses, elimination of the proposed landscaping on the City right-of-way, setback of the townhouses to provide a walkway for townhouse access or other measures that result in the existing lane permit parking being preserved.

18. Design development to provide for convenient access through the site for the entry to the off-site parking at 1500 Pendrell Street.

19. Provide for Class B bicycle parking racks with minimum 24 in. (0.6 m) clearance between bike rack and wall and minimum 36 in. (0.9 m) between the racks.

20. Provide a landscape plan that reflects the requirements of this rezoning application to retain permit parking in the lane. A separate application to the General Manager of Engineering Services is required.

21. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- (i) Provide the required disability parking to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services. Confirmation that the parking provided off-site at 1500 Pendrell Street includes the required disability parking space. If disability parking is not available then it is to be provided on the development site.

- (ii) Provision of a stair-free access route for the Class A bicycle spaces to reach the outside.

Note to Applicant: Stair-free access to accommodate all types of bicycles such as chariots, trailers and tricycles.

22. Ensure the development's sewer service is connected to the existing sewers in the lane north of Davie Street.

Housing

23. That the proposed unit mix for family units, 25% two-bedroom and 20% three-bedroom units, be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or the Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning, Urban Design and Sustainability, the General Manager of Community Services, the General Manager of Engineering Services, and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Lots 13 to 15, all of Block 49, DL 185, Plan 92 to create a single parcel.
2. Release of Indemnity Agreement 99335H (crossings) prior to building occupancy.

Note to applicant: Arrangements are to be secured prior to rezoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) Provision of upgraded street lighting on all site frontages to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.

- (ii) Provision of a standard concrete lane crossing at the lane entry south of Pendrell Street on the west side of Nicola Street including replacement of both curb returns and curb ramps should it be necessary.
- (iii) Provision of countdown timers and pedestrian intersection lighting for the traffic signal at the Davie and Cardero streets intersection.
- (iv) Removal of the existing driveway crossings adjacent the site and replacement with standard curb and gutter and concrete sidewalks.

Note to Applicant: Should the existing sidewalks adjacent the site be significantly damaged during construction activities, then the sidewalk is to be replaced to current City standards with sidewalk widths and locations determined at the sole discretion of the General Manager of Engineering Services.

- (v) Provision of street trees adjacent the site where space permits.
 - (vi) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (vii) Provision of a report or management plan by a registered professional demonstrating that post-development stormwater run-off flowrate will be less than or equal to pre-development site run-off during a 1 in 10 year storm. Legal arrangements may be required to ensure on-going operations of certain stormwater storage systems.
4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are

to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

5. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.

Heritage

6. That the new Heritage Designation By-law be brought forward for enactment by Council which, in addition to the exterior and structure already protected, also protects certain interior features, including the entry lobby area and fireplace, amenity billiards room, and staircase to the upper floor, inclusive of all materials and finishes therein.

Note to Applicant: Ensure that the consolidation of the lots occurs only after the heritage designation by-law is enacted and notice of the designation is put on title.

7. That the property owner enter into a Heritage Restoration Covenant, to be registered on title to the lands, which will include a Statutory Right of Way in favour of the City to ensure public access to the interior heritage features of the Gabriola Mansion for at least one day per year, all to the satisfaction of the Director of Legal Services and the Director of Planning.

Housing

8. Make arrangements to the satisfaction of the General Manager of Community Services and the Director of Legal Services to enter into a Housing Agreement and section 219 Covenant securing all 20 residential units as rental housing for 60 years or the life of the building, whichever is greater and subject to the following additional conditions in respect of those units:

- (i) That such units may not be subdivided by deposit of a strata plan;
- (ii) That none of such units may be separately sold;
- (iii) That none of such units will be rented for less than one month at a time.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law, with enactment pursuant to section 565.2 of the *Vancouver Charter* and a Section 219 Covenant.

Environmental Contamination

9. If applicable:

- (i) Submit a site profile to Environmental Services (Environmental Protection);
- (ii) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the *Vancouver Charter*; and
- (iii) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registered charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the Director of Legal Services be instructed to bring forward for enactment, pursuant to Sections 593 and 594 of the *Vancouver Charter*, a by-law to designate certain interior, exterior and landscaping features (the "heritage features") of the Gabriola Mansion and surrounding lands as protected heritage property, generally as set out in Appendix C of the Policy Report dated October 3, 2017 entitled "CD-1 Text Amendment: 1523 Davie Street (Gabriola Mansion)".
- C. THAT, if Council approves in principle this rezoning and the Housing Agreement described in Appendix B of the Policy Report dated October 3, 2017 entitled "CD-1 Text Amendment: 1523 Davie Street (Gabriola Mansion)", the Director of Legal Services be instructed to prepare a by-law pursuant to Section 565.2 of the *Vancouver Charter* authorizing the City to enter into a Housing Agreement with the owner of the site to secure 20 dwelling units as rental, on such terms and conditions as are described further in the above-noted report and are satisfactory to the Director of Legal Services and the General Manager of Community Services.
- D. THAT A to C 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 risk of the property owner;
 - (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.

CARRIED UNANIMOUSLY (Vote No. 02371)

ADMINISTRATIVE REPORTS

1. **Capital Grant for 2720 East 48th Avenue (Fair Haven United Church Homes) for Social Housing
November 6, 2017**
 - A. THAT Council authorize the General Manager of Community Services to enter into an agreement (the "Grant Agreement") with Fair Haven United Church Homes ("Fair Haven") to set out the conditions of the capital grant toward construction of 139 new social housing units for seniors at 2720 East 48th Avenue (PID: 009-361-332; Lot 3, Block 11, North East ¼ of District Lot 336, Plan 10606). The Grant Agreement will be to the satisfaction of the General Manager of Community Services and the Director of Legal Services, and will state that the City will provide a grant of \$1,390,000 to Fair Haven for the social housing units subject to the following:
 - execution of the Grant Agreement with terms and conditions as outlined in the Administrative Report dated November 6, 2017, entitled "Capital Grant for 2720 East 48th Avenue (Fair Haven United Church Homes) for Social Housing";
 - registration of the Housing Agreement;
 - all funding/financing sources secured;
 - building permit issuance;
 - provision of an updated pro-forma which reflects final project costs (capital and operating), financing rates, target affordability and rent levels;
 - agreement to reinvest any operating surplus, after adequate operating reserve and replacement reserve costs are accounted for, to enhance affordability in the project.
 - B. THAT upon approval of A above, Council approve a capital grant of \$1,390,000 (\$10,000 per unit) to Fair Haven United Church Homes to support the construction of 139 units of social housing at 2720 East 48th Avenue. The source of funding for the capital grant is the Capital Budget for Non-market Rental Housing (Social Housing). Payment of the grant is anticipated for June 2018 (issuance of building permit), and the corresponding annual expenditure budget will be established as part of the quarterly capital budget adjustment process.
 - C. THAT the Director of Legal Services be instructed to prepare an amendment to the Housing Agreement to be entered into by the City by-law enacted pursuant to section 565.2 of the Vancouver Charter to secure the housing affordability offered by Fair Haven (the applicant) and described in the body of the Administrative Report dated November 6, 2017, entitled "Capital Grant for 2720 East 48th Avenue (Fair Haven United Church Homes) for Social Housing".

ADOPTED ON CONSENT AND
B BY THE REQUIRED MAJORITY (Vote No. 02372)

**2. Approval of Council Initiatives - BIA Renewals and Expansion - 2018
November 7, 2017**

Cambie Village BIA Renewal:

- A1. THAT Council confirm the Cambie Village Business Association as sponsor for the Cambie Village BIA.
- A2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Cambie Village BIA, for a further term (7 years) commencing April 1, 2018;

FURTHER THAT Council forward the application of the Cambie Village Business Association to a hearing of the Court of Revision.
- A3. THAT the City notify property owners and tenants within the area (outlined in Appendix A1 of the Administrative Report dated November 7, 2017, entitled "Approval of Council Initiatives - BIA Renewals and Expansion - 2018"), of the proposed BIA renewal and levy.
- A4. THAT Council approve a 7-year (2018-2025) funding-ceiling of \$3,339,482 for the Cambie Village BIA, subject to Council approval of the renewal.

Cambie Village BIA Expansion:

- B1. THAT Council approve the Cambie Village Business Association as sponsor for the Cambie Village Expansion BIA.
- B2. THAT Council approve the commencement of a Council initiative to establish the Cambie Village Expansion BIA, for a 7-year term commencing April 1, 2018;

FURTHER THAT Council forward the application of the Cambie Village Business Association to a hearing of the Court of Revision.
- B3. THAT the City notify property owners and tenants within the area (outlined in Appendix B1 of the Administrative Report dated November 7, 2017, entitled "Approval of Council Initiatives - BIA Renewals and Expansion - 2018"), of the proposed BIA expansion and levy.
- B4. THAT Council approve a 7-year (2018-2025) funding-ceiling of \$2,200,000 for the Cambie Village Expansion BIA, subject to Council approval of the expansion.

Collingwood BIA Renewal:

- C1. THAT Council confirm the Collingwood Business Improvement Association as sponsor for the Collingwood BIA.
- C2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Collingwood BIA, for a further term (7 years) commencing April 1, 2018;

FURTHER THAT Council forward the application of the Collingwood Business Improvement Association to a hearing of the Court of Revision.
- C3. THAT the City notify property owners and tenants within the area (outlined in Appendix C1 of the Administrative Report dated November 7, 2017, entitled "Approval of Council Initiatives - BIA Renewals and Expansion - 2018"), of the proposed BIA renewal and levy.
- C4. THAT Council approve a 7-year (2018-2025) funding-ceiling of \$1,593,187 for the Collingwood BIA, subject to Council approval of the renewal.

Dunbar Village BIA Renewal:

- D1. THAT Council confirm the Dunbar Village Business Association as sponsor for the Dunbar Village BIA.
- D2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Dunbar Village BIA, for a further term (5 years) commencing April 1, 2018;

FURTHER THAT Council forward the application of the Dunbar Village Business Association to a hearing of the Court of Revision.
- D3. THAT the City notify property owners and tenants within the area (outlined in Appendix D1 of the Administrative Report dated November 7, 2017, entitled "Approval of Council Initiatives - BIA Renewals and Expansion - 2018"), of the proposed BIA renewal and levy.
- D4. THAT Council approve a 5-year (2018-2023) funding-ceiling of \$950,000 for the Dunbar Village BIA, subject to Council approval of the renewal.

Hastings North BIA Renewal:

- E1. THAT Council confirm the Hastings North Business Improvement Association as sponsor for the Hastings North BIA.

- E2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Hastings North BIA, for a further term (7 years) commencing April 1, 2018;

FURTHER THAT Council forward the application of the Hastings North Business Improvement Association to a hearing of the Court of Revision.

- E3. THAT the City notify property owners and tenants within the area (outlined in Appendix E1 of the Administrative Report dated November 7, 2017, entitled "Approval of Council Initiatives - BIA Renewals and Expansion - 2018"), of the proposed BIA renewal and levy.
- E4. THAT Council approve a 7-year (2018-2025) funding-ceiling of \$2,820,000 for the Hastings North BIA, subject to Council approval of the renewal.

Hastings North Expansion BIA Renewal:

- F1. THAT Council confirm the Hastings North Business Improvement Association as sponsor for the Hastings North Expansion BIA.

- F2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Hastings North Expansion BIA, for a further term (7 years) commencing April 1, 2018;

FURTHER THAT Council forward the application of the Hastings North Business Improvement Association to a hearing of the Court of Revision.

- F3. THAT the City notify property owners and tenants within the area (outlined in Appendix F1 of the Administrative Report dated November 7, 2017, entitled "Approval of Council Initiatives - BIA Renewals and Expansion - 2018"), of the proposed BIA renewal and levy.

- F4. THAT Council approve a 7-year (2018-2025) funding-ceiling of \$1,180,000 for the Hastings North Expansion BIA, subject to Council approval of the renewal.

Robson Street BIA Renewal:

- G1. THAT Council confirm the Robson Street Business Association as sponsor for the Robson Street BIA.

- G2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Robson Street BIA, for a further term (5 years) commencing April 1, 2018;

FURTHER THAT Council forward the application of the Robson Street Business Association to a hearing of the Court of Revision.

- G3. THAT the City notify property owners and tenants within the area (outlined in Appendix G1 of the Administrative Report dated November 7, 2017, entitled "Approval of Council Initiatives - BIA Renewals and Expansion - 2018"), of the proposed BIA renewal and levy.
- G4. THAT Council approve a 5-year (2018-2023) funding-ceiling of \$3,280,067 for the Robson Street BIA, subject to Council approval of the renewal.

ADOPTED ON CONSENT (Vote No. 02373)

**3. 2018-2021 Artist Studio Award Program
November 9, 2017**

- A. THAT Council approve the following seven artists being recommended under the Artist Studio Award program for the 2018 - 2021 term, as tenants (the "Tenants") of the seven City-owned or City-leased artist studios (collectively, the "Premises" as described in B below):
 - i. Studio 1 awarded to: Sebnem Ozpeta, visual artist;
 - ii. Studio 2 awarded to: Cole Schmidt, guitarist/composer/curator;
 - iii. Studio 3 awarded to: Anne Riley, multidisciplinary artist;
 - iv. Studio 4 awarded to: Richard Heikkilä-Sawan, visual artist;
 - v. Studio 5 awarded to: Carol Shillibeer, poet and artist;
 - vi. Studio 6 awarded to: Iona Dan (Paul)/Tsatsu Stalqayu (Coastal Wolf Pack), traditional Coast Salish multidisciplinary artist;
 - vii. Studio 7 awarded to: Carlos Colín, visual artist.
- B. THAT Council authorize the Director of Real Estate Services to negotiate and execute a lease or sublease agreement (each a "Lease" and collectively, the "Leases") with each of the seven Tenants on the terms and conditions generally set out in the Summary of Lease Terms attached as Appendix C of the Administrative Report dated November 9, 2017, entitled "2018-2021 Artist Studio Award Program", and upon such other terms and conditions as are satisfactory to the Director of Legal Services in consultation with the Director of Real Estate Services and the Managing Director of Cultural Services:

Term for all seven studios: approximately 3 years starting in Spring 2018.

- i. Studio 1 (City-owned live-work unit): having a civic address of #303-272 East 4th Avenue, and a legal description of PID: 023-105-445; Strata Lot 17, District Lot 200A, Group 1 New Westminster District, Strata Plan LMS2013;
- ii. Studio 2 (City-leased live-work unit): having a civic address of #367-485 West 8th Avenue, and a legal description of PID: 027-526-143; Strata Lot 67, District Lot 302, Group 1 New Westminster District, Strata Plan BCS2922;
- iii. Studio 3 (City-owned live-work unit): having a civic address of 1202 East Pender Street, and a legal description of PID: 024-375-047; Strata Lot 6, District Lot 182, Group 1 New Westminster District, Strata Plan LMS3800;
- iv. Studio 4 (City-owned live-work unit): having a civic address of #102-8031 Nunavut Lane, and a legal description of PID: 029-767-661; Air Space Parcel 2, District Lot 323, Group 1 New Westminster District, Air Space Plan EPP50837;
- v. Studio 5 (City-owned live-work unit): having a civic address of #101-8031 Nunavut Lane, and a legal description of PID: 029-767-661; Air Space Parcel 2, District Lot 323, Group 1 New Westminster District, Air Space Plan EPP50837;
- vi. Studio 6 (City-owned work-only studio): having a civic address of 1571 West 6th Avenue, and a legal description of PID: 029-153-522; Air Space Parcel 1, District Lot 526, Group 1 New Westminster District, Air Space Plan EPP32021;
- vii. Studio 7 (City-owned work-only studio): having a civic address of 1573 West 6th Avenue, and a legal description of PID: 029-153-522; Air Space Parcel 1, District Lot 526, Group 1 New Westminster District, Air Space Plan EPP32021.

As the rent under the Leases for the Premises will be below the applicable market rate and includes rent-in-lieu of property taxes, B constitutes a grant valued at approximately \$132,625 per annum for the Premises based on the first year of the term, as shown in Appendix D of the above-noted report.

- C. THAT Council approve the re-tenanting of any studio that becomes vacant for an extended period during the occupancy term to another eligible artist according to the prioritized ranking of short-listed artists identified through the 2018 - 2021 Artist Studio Award peer review assessment process, and as approved by the Managing Director of Cultural Services, on the same terms and conditions as approved for the original artist recommended as the tenant of such studio, as provided for in the Administrative Report dated November 9, 2017, entitled "2018-2021 Artist Studio Award Program".

- D. THAT no legal rights or obligations will arise or be created by Council's adoption of these A to C above unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT AND
B AND C BY THE REQUIRED MAJORITY (Vote No. 02374)

**4. CAC Policy Update: Simplifying CACs on New Rental Housing and Commercial Development
November 14, 2017**

Chris Clibbon, Planner, City-Wide and Regional Planning, provided a presentation regarding the Administrative Report dated November 14, 2017, entitled "CAC Policy Update: Simplifying CACs on New Rental Housing and Commercial Development", and responded to questions.

Mayor Robertson noted requests to speak to this item had been received.

REFERRAL MOVED by Councillor Deal
SECONDED by Councillor Bremner

THAT the Administrative Report dated November 14, 2017, entitled "CAC Policy Update: Simplifying CACs on New Rental Housing and Commercial Development", be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, November 29, 2017, at 9:30 am, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 02376)
(Councillor De Genova absent for the vote)

**5. Acquisition of Social Housing at 1488 Robson Street
November 14, 2017**

THAT Council authorize the Director of Real Estate Services and the Director of Legal Services to negotiate and execute all documents which they consider appropriate in connection with the purchase, for a nominal purchase price, from the owner / developer of a mixed use building at 1488 Robson Street (1488 Robson Street Holdings Ltd.), of an air space parcel (the "Social Housing Air Space Parcel") whereby:

- i. the Social Housing Air Space Parcel will contain approximately 7325 m² (78,855 sq. ft.) of residential floor area and no fewer than 82 units of Social Housing (the "Social Housing Units") and associated storage lockers, parking and bike storage;
- ii. the City of Vancouver (the "City"), as owner of the Social Housing Air Space Parcel, will be granted the appropriate rights and be subject to the appropriate obligations applicable to the ownership and operation of the

Social Housing Air Space Parcel, including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;

- iii. the construction and transfer to the City of the Social Housing Air Space Parcel will be secured in a Construction and Transfer Agreement to be registered against title to the lands (Lot 1 Block 44 District Lot 185 Plan 15341) (the "Lands") in accordance with DP-2016-00376 as conditionally approved by the Development Permit Board on June 12, 2017, pursuant to the C-6 District Schedule.

ADOPTED ON CONSENT (Vote No. 02377)

**6. Amendments to Business Improvement Area (BIA) Approvals Policy and Model Grant Allocation By-law
November 6, 2017**

- A. THAT Council adopt a new policy with respect to approval of BIA Council Initiatives generally in accordance with Appendix A of the Administrative Report dated November 6, 2017, entitled "Amendments to Business Improvement Area (BIA) Approvals Policy and Model Grant Allocation By-law" .
- B. THAT the Model BIA Grant Allocation By-law be amended to:
 - reduce the required notification period for change or cancellation of BIA commercial general liability insurance;
 - permit means other than mail for BIA society general meeting notifications to affected property owners; and
 - adjust the quorum requirements for BIA society general meetings.

generally as set out in Appendix B, paragraph B, of the Administrative Report dated November 6, 2017, entitled "Amendments to Business Improvement Area (BIA) Approvals Policy and Model Grant Allocation By-law" .

ADOPTED ON CONSENT (Vote No. 02379)

**7. 2018 Land Assessment Averaging: Notice to BC Assessment Authority
November 21, 2017**

- A. THAT, pursuant to Section 374.4 (4b) of the *Vancouver Charter*, the City Clerk be instructed to notify the BC Assessment Authority ("BC Assessment"), before January 1, 2018, of Vancouver City Council's intent to consider the adoption of targeted land assessment averaging for the purpose of property tax calculations for 2018.

It should be noted that this notice of intent is revocable should Council, at a later date, decide not to proceed with this mechanism.

- B. THAT the Director of Finance be instructed to provide the required two weeks' notice to the public in advance of Council's consideration of the use of targeted land assessment averaging and, before March 31, 2018, report on the projected taxation impacts of the program based on the assessed values provided by BC Assessment in the 2018 Completed Roll.
- C. THAT the Area Assessor for Vancouver be invited to address Council on the 2018 assessment trends.

ADOPTED ON CONSENT (Vote No. 02380)

**8. Business Licence/Chauffeur's Permit Appeal Hearing Panels - January to June 2018
November 14, 2017**

THAT Council delegate the holding of hearings under Section 275 or 278, or appeals under Sections 277 of the Vancouver Charter or under Section 36(7) of the Motor Vehicle Act, for the those hearing dates in 2018 designated by Council to a panel of three Council Members as follows:

January 23 - 9:30 am

Councillor De Genova - Chair
Councillor Ball
Councillor Deal
Councillor Jang - Alternate

January 24 - 9:30 am

Councillor Reimer - Chair
Councillor Bremner
Councillor Stevenson
Councillor Carr - Alternate

February 13 - 9:30 am

Councillor Affleck - Chair
Councillor Carr
Councillor Louie
Councillor Ball - Alternate

February 15 - 6:00 pm

Councillor Jang - Chair
Councillor De Genova
Councillor Stevenson
Councillor Bremner - Alternate

February 28 - 9:30 am

Councillor Ball - Chair
Councillor Carr
Councillor Louie
Councillor Affleck - Alternate

March 15 - 9:30 am

Councillor Bremner - Chair
Councillor Affleck
Councillor Jang
Councillor De Genova - Alternate

April 24 - 9:30 am

Councillor Reimer - Chair
Councillor Ball
Councillor Deal
Councillor Stevenson - Alternate

April 25 - 9:30 am

Councillor Carr - Chair
Councillor De Genova
Councillor Reimer
Councillor Louie - Alternate

May 22 - 9:30 am

Councillor Deal - Chair
Councillor Affleck
Councillor Jang
Councillor Bremner - Alternate

May 23 - 9:30 am

Councillor Louie - Chair
Councillor Ball
Councillor Carr
Councillor Reimer - Alternate

June 12 - 9:30 am

Councillor Stevenson - Chair
Councillor Bremner
Councillor De Genova
Councillor Jang - Alternate

June 13 - 9:30 am

Councillor Affleck - Chair
Councillor Deal
Councillor Louie
Councillor Reimer - Alternate

Should any of the above members of Council be unable to attend the hearings, the hearings and the power to make a Council decision in relation to those hearings will be delegated to the remaining two Councillors and alternate Councillor.

ADOPTED ON CONSENT (Vote No. 02381)

9. Supporting Small Businesses Through Provincial Tax Reform - WITHDRAWN

**10. Proposed Amendment to Vancouver Affordable Housing Agency Ltd. (VAHA)
Governance Structure
October 3, 2017**

MOVED by Councillor Jang
SECONDED by Councillor Deal

- A. THAT Council approve the creation of the Vancouver Affordable Housing Agency (VAHA) Oversight Committee comprised of City of Vancouver senior management, to govern all aspects of VAHA on behalf of the City in its capacity as sole shareholder of VAHA, all as further described in the Administrative Report dated October 3, 2017, entitled "Proposed Amendment to Vancouver Affordable Housing Agency Ltd. (VAHA) Governance Structure".
- B. THAT Council authorize the dissolution of the current Vancouver Affordable Housing Agency (VAHA) board of directors and replacement with a sole director.
- C. THAT Council authorize the appointment of the General Manager of Finance, Risk and Supply Chain as the sole director of Vancouver Affordable Housing Agency's (VAHA's) board of directors.

- D. THAT Council authorize Vancouver Affordable Housing Agency's (VAHA's) sole director to execute routine annual corporate filings and other documents on behalf of the City in its capacity as sole shareholder of VAHA.
- E. THAT Council authorize the Director of Legal Services to prepare, execute and file with the corporate registrar all documents necessary to give effect to B and C above.
- F. THAT Council approve the creation of a Vancouver Affordable Housing Agency (VAHA) Expert Advisory Panel comprised of industry experts to provide confidential, objective and expert advice to the VAHA Oversight Committee, all as further described in the Administrative Report dated October 3, 2017, entitled "Proposed Amendment to Vancouver Affordable Housing Agency Ltd. (VAHA) Governance Structure", with members of the panel to be selected by the City Manager from time to time upon the recommendations of the VAHA Oversight Committee and with terms of reference, including appropriate conflicts of interest provisions, to be approved by the VAHA Oversight Committee and the Director of Legal Services.
- G. THAT Council approve the creation of a City of Vancouver (COV): Vancouver Affordable Housing Agency (VAHA) Working Group, that will help to align COV and VAHA initiatives and will provide a forum for discussion ahead of submitting recommendations to the VAHA Oversight Committee.

CARRIED (Vote No. 02357)
(Councillors Affleck, Ball and Bremner opposed)
(Councillors De Genova and Stevenson absent for the vote)

OTHER REPORTS

1. **Naming of West End Lanes and New Temporary City Hall Plaza
October 31, 2017**

MOVED by Councillor Reimer
SECONDED by Councillor Jang

- A. THAT the existing lane located between Alberni Street and Robson Street which runs from Burrard Street to west of Bute Street, and from Jervis Street to Chilco Street, as shown on the graphic attached as Appendix A to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "Eihu Lane".
- B. THAT the existing lane located between Robson Street and Haro Street which runs from Burrard Street to Lagoon Drive, as shown on the graphic attached as Appendix B to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "Rosemary Brown Lane".

- C. THAT the existing lane located between Haro Street and Barclay Street which runs from Smithe Street to west of Cardero Street, and from Denman Street to Lagoon Drive, as shown on the graphic attached as Appendix C to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "Stovold Lane".
- D. THAT the existing lane located between Barclay Street and Nelson Street which runs from Burrard Street to Stanley Park, as shown on the graphic attached as Appendix D to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "ted northe Lane".
- E. THAT the existing lane located between Comox Street and Pendrell Street which runs from Thurlow Street to Cardero Street, and from Bidwell Street to Stanley Park, as shown on the graphic attached as Appendix E to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "Jepson-Young Lane".
- F. THAT the existing lane located between Pendrell Street and Davie Street which runs from Burrard Street to Denman Street, as shown on the graphic attached as Appendix F to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "See-em-ia Lane".
- G. THAT the existing lane located between Davie Street and Burnaby Street which runs from Burrard Street to Denman Street, as shown on the graphic attached as Appendix G to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "Pantages Lane".
- H. THAT the existing lane located between Harwood Street and Beach Avenue/Pacific Street which runs from Burrard Street to Cardero Street, as shown on the graphic attached as Appendix H to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "Jung Lane".
- I. THAT the existing lane located between Nelson and Comox Streets which runs from Burrard Street to Thurlow Street, from Bute Street to Nicola Street, from Bidwell Street to west of Bidwell Street, and from Denman Street to Stanley Park, as shown on the graphic attached as Appendix I to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "Henshaw Lane", as it is an extension of the existing lane.
- J. THAT the new temporary plaza at City Hall, located on the site previously occupied by the East Wing of City Hall, be named "Gutteridge Plaza".

- K. THAT the Director of Legal Services be instructed to bring forward the appropriate amendments to the Street Name By-law.

amended

Councillor Reimer proposed an amendment to add the name "Vivian" before "Jung Lane", in H above. However, at the advice of staff, she withdrew the amendment.

AMENDMENT MOVED by Councillor Carr
SECONDED by Councillor Jang

THAT the name "Vivian" be inserted before the name "Jung Lane", in H, to read:

THAT the existing lane located between Harwood Street and Beach Avenue/Pacific Street which runs from Burrard Street to Cardero Street, as shown on the graphic attached as Appendix H, be named as "Vivian Jung Lane".

amended

AMENDMENT MOVED by Councillor Reimer
SECONDED by Councillor Louie

THAT the amendment be struck and replaced with the following:

THAT H be referred back to the Civic Asset Naming Committee to ensure the commemoration is clearly for Vivian Jung.

CARRIED UNANIMOUSLY (Vote No. 02358)

AMENDMENT MOVED by Councillor Stevenson
SECONDED by Councillor Ball

THAT E be referred back to the Civic Asset Naming Committee for further discussion and to consult the parents of Peter Jepson-Young.

CARRIED UNANIMOUSLY (Vote No. 02360)
(Councillor Bremner absent for the vote)

The amendments have carried unanimously, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 02361).

FINAL MOTION AS APPROVED

- A. THAT the existing lane located between Alberni Street and Robson Street which runs from Burrard Street to west of Bute Street, and from Jervis Street to Chilco Street, as shown on the graphic attached as Appendix A to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "Eihu Lane".
- B. THAT the existing lane located between Robson Street and Haro Street which runs from Burrard Street to Lagoon Drive, as shown on the graphic attached as Appendix B to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "Rosemary Brown Lane".
- C. THAT the existing lane located between Haro Street and Barclay Street which runs from Smithe Street to west of Cardero Street, and from Denman Street to Lagoon Drive, as shown on the graphic attached as Appendix C to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "Stovold Lane".
- D. THAT the existing lane located between Barclay Street and Nelson Street which runs from Burrard Street to Stanley Park, as shown on the graphic attached as Appendix D to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "ted northe Lane".
- E. THAT the recommendation to name the existing lane located between Comox Street and Pendrell Street which runs from Thurlow Street to Cardero Street, and from Bidwell Street to Stanley Park, as shown on the graphic attached as Appendix E to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "Jepson-Young Lane", be referred back to the Civic Asset naming Committee for further discussion and to consult the parents of Peter Jepson-Young.
- F. THAT the existing lane located between Pendrell Street and Davie Street which runs from Burrard Street to Denman Street, as shown on the graphic attached as Appendix F to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "See-em-ia Lane".
- G. THAT the existing lane located between Davie Street and Burnaby Street which runs from Burrard Street to Denman Street, as shown on the graphic attached as Appendix G to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "Pantages Lane".

- H. THAT the recommendation to name the existing lane located between Harwood Street and Beach Avenue/Pacific Street which runs from Burrard Street to Cardero Street, as shown on the graphic attached as Appendix H to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "Jung Lane", be referred back to the Civic Asset naming Committee to ensure the commemoration is clearly for Vivian Jung.
- I. THAT the existing lane located between Nelson and Comox Streets which runs from Burrard Street to Thurlow Street, from Bute Street to Nicola Street, from Bidwell Street to west of Bidwell Street, and from Denman Street to Stanley Park, as shown on the graphic attached as Appendix I to the Other Report dated October 31, 2017, entitled "Naming of West End Lanes and New Temporary City Hall Plaza", be named as "Henshaw Lane", as it is an extension of the existing lane.
- J. THAT the new temporary plaza at City Hall, located on the site previously occupied by the East Wing of City Hall, be named "Gutteridge Plaza".
- K. THAT the Director of Legal Services be instructed to bring forward the appropriate amendments to the Street Name By-law.

BY-LAWS

The Mayor noted Councillor Bremner had previously declared Conflict of Interest related to By-laws 13 to 15, and Councillor Stevenson had previously declared Conflict of Interest related to By-law 21.

Councillor Bremner advised he had reviewed the proceedings of the meetings related to by-law 23, and would be voting on the enactment.

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 24 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

- 1. A By-law to amend Noise Control By-law No. 6555 (2395-2469 Kingsway) (By-law No. 11955)
- 2. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (CD-1 District Parking requirements 2395-2469 Kingsway) (By-law No. 11956)

3. A By-law to amend Sign By-law No. 11879 (2395-2469 Kingsway) (By-law No. 11957)
4. A By-law to amend Building By-law No. 10908 regarding Fees for 2018 (By-law No. 11958)
5. A By-law to amend Electrical By-law No. 5563 Regarding Fees for 2018 (By-law No. 11959)
6. A By-law to amend Gas Fitting By-law No. 3507 Regarding Fees for 2018 (By-law No. 11960)
7. A By-law to amend Miscellaneous Fees By-law No. 5664 Regarding Fees for 2018 (By-law No. 11961)
8. A By-law to amend Noise Control By-law No. 6555 Regarding Fees for 2018 (By-law No. 11962)
9. A By-law to amend Protection of Trees By-law No. 9958 Regarding Fees for 2018 (By-law No. 11963)
10. A By-law to amend Secondary Suite Inspection Fee By-law No. 6553 Regarding Fees for 2018 (By-law No. 11964)
11. A By-law to amend Subdivision By-law No. 5208 Regarding Fees for 2018 (By-law No. 11965)
12. A By-law to amend Zoning and Development Fee By-law No. 5585 Regarding Fees for 2018 (By-law No. 11966)
13. A By-law to amend Noise Control By-law No. 6555 (530 Drake Street) (By-law No. 11967)
(Councillor Bremner ineligible for the vote due to Conflict of Interest)
14. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (CD-1 District Parking requirements 530 Drake Street) (By-law No. 11968)
(Councillor Bremner ineligible for the vote due to Conflict of Interest)
15. A By-law to amend Sign By-law No. 11879 (530 Drake Street- Covenant House) (By-law No. 11969)
(Councillor Bremner ineligible for the vote due to Conflict of Interest)
16. A By-law to amend Noise Control By-law No. 6555 (801 Pacific Street) (By-law No. 11970)
17. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (CD-1 District Parking requirements 801 Pacific Street) (By-law No. 11971)

18. A By-law to amend Sign By-law No. 11879 (801 Pacific Street) (By-law No. 11972)
(Mayor Robertson ineligible for the vote)
19. A By-law to designate certain real property as protected heritage property (1775 West 16th Avenue- Elson Residence, 1785 West 16th Avenue - Bayne Residence, 1795 West 16th Avenue - Maguire Residence) (By-law No. 11973)
20. A By-law to designate certain real property as protected heritage property (1920 South West Marine Drive - Casa Mia) (By-law No. 11974)
21. A By-law to designate certain real property as protected heritage property (2205 West 45th Avenue Ryerson United Church) (By-law No. 11975)
(Councillor Stevenson ineligible for the vote due to Conflict of Interest)
22. A By-law to authorize the amendment of a Housing Agreement authorized by By-Law No. 10560 (1030 Denman Street) (By-law No. 11976)
23. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1037 West King Edward Avenue) (By-law No. 11977)
(Mayor Robertson ineligible for the vote)
24. A By-law to amend the by-law Notice Enforcement By-law No. 10201 to allow for the Enforcement of the Vacancy Tax By-law (By-law No. 11978)

MOTIONS

A. Administrative Motions

Councillor Bremner declared a conflict of interest related to Administrative Motion 2, since his private sector employer is helping the applicant with the application.

1. Approval of Form of Development - 1030 Denman Street (Coast Plaza Hotel)

MOVED by Councillor Louie

SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 1030 Denman Street be approved generally as illustrated in the Development Application Number DP-2016-00193, prepared by Jeff Ashwell of DA Architects and Planners, and stamped "Received, Community Services Group, Development Services", on May 26, 2017, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

2. Approval of Form of Development - 530 Drake Street (Covenant House)

MOVED by Councillor Louie
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 530 Drake Street be approved generally as illustrated in the Development Application Number DP-2017-00249, prepared by Wanda Felts of NSDA Architects, and stamped "Received, Community Services Group, Development Services", on February 28, 2017, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY
(Councillor Bremner ineligible for the vote due to Conflict of Interest)

B. Motions on Notice

1. Request for Leave of Absence

MOVED by Councillor Stevenson
SECONDED by Councillor De Genova

THAT Councillor Heather Deal be granted a Leave of Absence for personal reasons for the Public Hearing to be held Tuesday, January 16, 2018, and any meetings to be held Tuesday, January 23, 2018.

CARRIED UNANIMOUSLY (Vote No. 02386)

2. Equitable Parental Leave at the City of Vancouver

Councillor De Genova declared Conflict of Interest on this matter as her husband works for the Vancouver Police Department and is currently on parental leave. She left the room at 4:14 pm and did not return until the beginning of the next item.

The motion below contains amendments to the original Motion on Notice which were accepted by the Council.

MOVED by Councillor Ball
SECONDED by Councillor Affleck

WHEREAS

1. The City of Vancouver has a long-standing commitment to gender equality and has ratified several motions and policies in the interest of treating all persons equally;

2. Regardless of gender, new parents can secure Employment Insurance through the Government of Canada for parental leave to care for their infant children;
3. The City of Vancouver's current employment policy offers supplemental salary and wages to biological birth mothers, but not to fathers or adoptive parents who are employed by the City of Vancouver, including members of the Vancouver Police Department and Vancouver Fire and Rescue Services;
4. Individuals who are not eligible for the current City of Vancouver supplemental benefit include biological fathers, and adoptive parents of any gender. A parent is eligible for supplemental wages or income for parental leave only if the female parent gives birth to the infant;
5. In a situation where a birth mother and father are both employed by the City of Vancouver, there are negative financial ramifications for the family if the father of an infant chooses to take parental leave instead of the birth mother;
6. In a situation where there are two same-sex parents adopting a child, neither are able to receive parental leave top-up.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council affirms its commitment to providing equal supplemental benefits to all new parents employed by the City of Vancouver, regardless of gender, who are eligible for parental leave by Federal employment insurance standards, thereby allowing families greater flexibility in the choice of who will provide primary care for their baby.
- B. THAT staff report back to Council within 60 days on the steps necessary to achieve this goal.

referred

REFERRAL MOVED by Councillor Louie

SECONDED by Councillor Stevenson

THAT recommendations A and B in the motion entitled "Equitable Parental Leave at the City of Vancouver", be referred to staff for advice and a report back in 60 days.

CARRIED UNANIMOUSLY (Vote No. 02362)

(Councillor De Genova absent for the vote due to Conflict of Interest)

3. Clarity and Transparency Around a Future Canada Line Station at 57th and Cambie

MOVED by Councillor Affleck

SECONDED by Councillor Ball

WHEREAS

1. The City of Vancouver is committed to openness and transparency and prides itself on being at the forefront of efforts to increase access to information, including establishing the first open data policy for a major city in Canada;
2. On July 25, 2017, Vancouver City Council unanimously approved the rezoning of the Pearson Dogwood Lands (500-650 West 57th Avenue);
3. Council's approval of the Pearson Dogwood rezoning commits the applicant to a Community Amenity Contribution (CAC) of \$20,000,000 toward construction of a future Canada Line station at 57th Avenue and Cambie Street;
4. The Conditions of Approval for the Pearson Dogwood rezoning include a note to the applicant stating that, "Should the station not be attainable in the long-term future, the financial contribution towards a future station would be re-allocated to address the amenity priorities identified for Pearson Dogwood and those in and around the Cambie Corridor consistent with the respective public benefit strategies.";
5. The Pearson Dogwood Policy Report presented to Council at the Tuesday, June 27, 2017, Regular Council meeting states that City staff will seek similar CAC contributions from future major project rezoning proposals adjacent to the Pearson Dogwood site, while also pursuing opportunities and discussions with TransLink and other key stakeholders, to pursue the potential to realize a future station at 57th Avenue;
6. The Pearson Dogwood Policy Report presented to Council at the Tuesday, June 27, 2017, Regular Council meeting states that the Pearson Dogwood site is already considered to be "transit-oriented" with "existing transit access" and is "within 800-1000 metres of existing Canada Line stations at 49th Avenue and Marine Drive respectively, with frequent bus service along Cambie Street.";
7. Following the Pearson Dogwood Lands Open House, which took place on Tuesday, February 23, 2016, TransLink sent a letter (dated February 26, 2016) to the City of Vancouver regarding the Potential for a new Canada Line Station at 57th Avenue;
8. TransLink's February 26, 2016, letter states that, based on TransLink staff's interactions with the public and "observation of materials" at the Pearson Dogwood Lands Open House, TransLink staff became concerned about "the extent of the public expectation that a new station will be built on the Canada Line at 57th Avenue.";

9. TransLink's February 26, 2016, letter to the City states that a station at 57th Avenue and Cambie is not in The Mayors' Council on Regional Transportation 2014 plan and that "TransLink's long term plans do not include a new station at this location.";
10. TransLink's February 26, 2016, letter to the City identifies "more train cars and upgrades and expansions to existing [Canada Line] stations" as the only Canada Line investment priorities in The Mayors' Council on Regional Transportation 2014 plan, and that "a funding solution for the Mayors' Plan will not change that.";
11. TransLink's February 26, 2016, letter to the City states that "Constructing a new below grade station on operable tracks is unprecedented and presents significant engineering challenges that increase the complexity of station construction.";
12. The Pearson Dogwood Policy Report presented to Council at the Tuesday, June 27, 2017, Regular Council meeting acknowledges that a station at 57th Avenue is "not considered a regional priority" and is considered to be "a longer term possibility", and that any future construction is "anticipated to be technically complex and highly costly" due to the various challenges identified by City staff and TransLink staff;
13. TransLink's February 26, 2016, letter to the City states that, if the City of Vancouver wants to pursue a new Canada Line station at 57th Avenue at any point prior to it becoming a priority for TransLink, "the station project would require full funding from a third party" and that "Such funding would be required to cover all costs, including (but not necessarily limited to)" all capital costs - "including station construction, additional fleet to maintain service hours to account for longer travel times, upgrades to train control and power systems, and changes to system wayfinding" - as well as all operating costs, all planning, engineering and implementation costs (including the cost of maintaining service during construction), and all costs to amend various agreements (e.g., with YVR and the Canada Line owner), and costs "associated with service disruption or slower total travel times resulting from station construction";
14. TransLink's February 26, 2016, letter to the City states that the cost of an "underground infill station on the Canada Line is not known" but references a meeting with the City in 2014, at which time TransLink offered a "ballpark" construction cost estimate of \$90 million;
15. TransLink's February 26, 2016, letter to the City states that recent (i.e., 2016) cost estimates for "underground stations for the Millennium Line extension on the Broadway corridor are on the order of \$100 million.";
16. TransLink's February 26, 2016, letter to the City states that, "even if the [57th Avenue] station is fully funded by a third party, the implementation timeline is

expected to be no less than ten years and may be prolonged” due to significant engineering challenges that would increase the complexity of station construction;

17. TransLink’s February 26, 2016, letter to the City includes a request that the City “incorporate the contents of this [the TransLink] letter into the City’s messaging during the Pearson Dogwood rezoning application process” and give a copy of the letter to the “applicant / property owner”;
18. As recently as November 15, 2017, an article in the Vancouver Sun made reference to future underground stations along the Canada Line at 33rd Avenue and 57th Avenue, along with two future above ground stations in the City of Richmond;
19. The November 15, 2017, Vancouver Sun article cites a cost of “about \$27.8 million” for the above ground Canada Line station at Capstan Way in Richmond, of which the City of Richmond has reportedly collected \$19.36 million from developers near the proposed station over the past six years in the form of amenity contributions;
20. The City of Richmond has reportedly transferred \$3.5 million to TransLink to pay for design work for a new above ground Canada Line station at Capstan Way.

THEREFORE BE IT RESOLVED THAT Vancouver City Council direct staff to report back to Council with a written memo within 30 days that responds to, but is not limited to, the following questions:

- i. Whether TransLink’s current position regarding the potential for a new Canada Line station at 57th and Cambie differs from the position outlined in their February 26, 2016, letter to the City – namely, that “TransLink’s long-term plans do not include a station at this location”;
- ii. What the timeframe is for determining that a new Canada Line station at 57th and Cambie is not attainable (should that be the case) such that the Community Amenity Contribution(s) towards the station’s cost would be re-allocated to address other amenity priorities identified for Pearson Dogwood and other amenity priorities in and around the Cambie Corridor;
- iii. What the total projected financial contributions might be from future major project rezoning proposals adjacent to the Pearson Dogwood site, along with information regarding the nature of the Amenity Contribution “opportunities” referenced in the Pearson Dogwood Policy Report presented to Council at the Tuesday, June 27, 2017, Regular Council meeting;
- iv. Information regarding any and all current discussions with TransLink and other key stakeholders regarding the potential to realize a future Canada Line station at 57th Avenue station;

- v. What TransLink's timeframe is for the addition of new train cars to the Canada Line, and the timeframe for upgrades and expansions to existing Canada Line stations, as per the investment priorities outlined in The Mayors' Council on Regional Transportation 2014 plan and referenced in TransLink's February 26, 2016, letter to the City;
- vi. A current total cost estimate to realize a new Canada Line station at 57th Avenue and Cambie should the City of Vancouver opt to construct a station at this location independent of TransLink, whereby the City would be required to cover all costs, including all station construction costs, the cost of additional fleet to maintain service hours to account for longer travel times, the cost to upgrade train control and power systems and changes to system wayfinding, all operating costs, all planning, engineering and implementation costs (including the cost of maintaining service during construction), all costs to amend various agreements (e.g., YVR and Canada Line owner), and all costs associated with service disruption or slower total travel times resulting from station construction as outlined in TransLink's February 26, 2016, letter to the City;
- vii. Information regarding funding mechanisms the City might contemplate and/or employ, such as incurring debt or raising taxes, in order to realize a new Canada Line station at 57th Avenue and Cambie if the City of Vancouver were to opt to construct a station at this location on its own and independent of TransLink;
- viii. A comparative estimate of the incremental cost to TransLink, and to the City of Vancouver, to enhance existing transit access to the Pearson Dogwood site given that the site is already considered to be "transit-oriented" and "within 800-1000 metres of existing Canada Line stations at 49th Avenue and Marine Drive respectively, with frequent bus service along Cambie Street;
- ix. Whether the recent election of an NDP government provincially has or will change the parameters of The Mayors' Council on Regional Transportation 2014 plan, and any potential funding solutions, such that a new Canada Line station at 57th and Cambie would become a transportation and funding priority for TransLink;
- x. An estimated in-service date for a new Canada Line station at 57th and Cambie, should TransLink or the City of Vancouver proceed with construction, given the indication in Translink's February 26, 2016, letter to the City that an implementation timeline is expected to be "no less than ten years" and may be prolonged due to significant engineering challenges that would increase the complexity of station construction.

amended

MOVED by Councillor Louie
SECONDED by Councillor Jang

THAT the motion be struck and replaced with the following:

WHEREAS

1. TransLink staff have indicated that in 2018 they will begin to review the Regional Transportation Strategy which will help guide the regional transportation decisions for the next 30 years;
2. City of Vancouver staff will be involved in the review of the Regional Transportation Strategy;
3. The 57th Avenue Canada Line Station would certainly be included in the review to discuss new ideas and plans for the future of regional transportation.

THEREFORE BE IT RESOLVED THAT staff report back to Council on the future of the 57th Avenue Canada Line Station once the TransLink Regional Transportation Strategy review has been completed.

CARRIED (Vote No. 02363)
(Councillors Affleck, Ball, Bremner, Carr and De Genova opposed)

4. Funding Support for Park Board Service Costs Associated With Key Problem Parks

MOVED by Councillor Affleck
SECONDED by Councillor De Genova

WHEREAS

1. The mission of the Vancouver Board of Parks and Recreation is to provide, preserve, and advocate for parks and recreation services to benefit all people, communities, and the environment;
2. In recent years, the Park Board and its budget have experienced significant challenges related to drug use and litter in various Downtown parks, notably Andy Livingstone Park, Emery Barnes Park, and Stanley Park, and increasingly at Hinge Park, Creekside Park, and others;
3. Used syringes, in particular, represent an ongoing safety risk in a number of Vancouver parks, especially for children who frequent Vancouver parks;
4. At the Monday, November 6, 2017, Park Board meeting, City of Vancouver Engineering staff made a presentation to the Board regarding sanitation in parks (including service types and responsibilities, ongoing service challenges, and challenges with needle collection from parks) and responded to questions

from the Board (including discussion of the potential to engage not-for-profit organization micro-cleaner programs for park sanitation);

5. At the November 6, 2017, Park Board meeting, the Park Board unanimously resolved to "continue a service agreement with the City's Engineering Streets division to assist with key problem parks, as well as additional security attendants in Andy Livingstone and Creekside Parks in 2018; and further that costs be supported through a funding request to the City of Vancouver or through the Park Board's 2018 Operating Budget.";
6. At the November 6, 2017, Park Board meeting, the Board also directed Park Board staff "to develop a comprehensive and sustainable Park Ranger Service Model, in consultation and collaboration with the Vancouver Police Department, City of Vancouver, and community partners, to address safety, security, cleanliness and maintenance concerns, particularly in relation to the increased use of injectable drugs in Vancouver parks;
7. At the October 3, 2017, Regular Council meeting, a motion entitled "2018 Budget Enhancements Pertaining to Littering and Residents' Safety" calling for additional funding for the Vancouver Board of Parks and Recreation to enable 24-hour-a-day Park Ranger patrols at all Vancouver parks impacted by the significant challenges of drug use and littering, as well as additional funding to maintain the cleanliness and safety of impacted Vancouver parks on an ongoing basis, was postponed (with unanimous Council support) until the matter had been fully considered by the Vancouver Board of Parks and Recreation as part of their regular business.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council direct City of Vancouver staff, as part of the 2018 operating budget planning process, to prioritize forthcoming requests from the Vancouver Board of Parks and Recreation for increased funding to cover the service costs associated with key problem parks, as well as additional security attendants in Andy Livingstone and Creekside Parks in 2018, as per the Park Board resolution at the November 6, 2017, Park Board meeting;

FURTHER THAT the funding be sufficient to maintain the cleanliness and safety of impacted Vancouver parks on an ongoing basis.

- B. THAT Vancouver City Council direct City staff to assist as needed with Park Board efforts to develop a comprehensive and sustainable Park Ranger Service Model, as per the Park Board resolution at the November 6, 2017, Park Board meeting, in consultation and collaboration with the Vancouver Police Department and community partners to address safety, security, cleanliness and maintenance concerns, particularly in relation to the increased use of injectable drugs in Vancouver parks.

- C. THAT Vancouver City Council direct City staff to continue to liaise with their Park Board staff counterparts to explore ways in which Park Board can assist in efforts to locate appropriate housing and supports for those struggling with mental health and addiction challenges.

referred

REFERRAL MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT Council refer recommendation A to staff for a budget impact analysis ahead of the Special Council meeting on December 6, 2017, regarding the budget.

FURTHER THAT recommendations B and C be referred back to staff as part of their deliberations already underway.

CARRIED (Vote No. 02365)
(Councillors Affleck, Ball, Bremner, Carr, and De Genova opposed)

5. Retaining Older Purpose Built Rental Accommodation

MOVED by Councillor Carr
SECONDED by Councillor Reimer

WHEREAS

1. The housing affordability crisis continues to escalate in Vancouver, especially for the 51 percent of Vancouverites who rent, about half of whom spend more than 30 percent of their income on rent;
2. Much of the most affordable rental accommodation in Vancouver exists in older purpose-built rental buildings which are vulnerable to redevelopment and replacement with rental housing that is far more expensive;
3. The Housing Vancouver strategy aims to protect and refresh the existing 90,000 units of affordable rental stock, despite some local area plans' goals to "replace aging stock".

THEREFORE BE IT RESOLVED THAT staff report back on a specific purpose-built rental accommodation strategy within the overall Housing Vancouver Strategy that outlines ways to assess building condition, retrofit, increase retention and ensure affordability, especially for current tenants of older purpose built rental buildings.

referred

REFERRAL MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT Council refer the motion entitled "Retaining Older Purpose Built Rental Accommodation", to the Standing Committee on Policy and Strategic Priorities meeting at 9:30 am, on Wednesday, November 29, 2017, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 02391)

NOTICE OF MOTION

1. Preserving Livable/Usable Space in One and Two Family Houses

Councillor Louie submitted a Notice of Motion on the above-noted matter. The motion will be placed on the December 12, 2017, Regular Council agenda as a Motion on Notice.

NEW BUSINESS

1. Leave of Absence

MOVED by Councillor Ball
SECONDED by Councillor Carr

THAT Councillor De Genova be granted a Leave of Absence for personal reasons from all meetings to be held Thursday, December 21, 2017.

CARRIED UNANIMOUSLY (Vote No. 02392)

ENQUIRIES AND OTHER MATTERS

1. Extreme Weather Shelters

Councillor Reimer noted she had previously requested staff to investigate opportunities to open emergency shelters during extreme wet weather. She also requested staff to follow up with the Climate Leadership Team with the Provincial Government regarding funding for the shelters. She wanted Council to be aware this is being worked on.

2. Media Releases

Councillor De Genova requested information on corporate media releases regarding the process of communicating the media releases to Council. The City Manager provided a response and noted media releases that summarize reports are released without Council receiving them first.

3. Construction on West 10th Avenue

Councillor De Genova noted that patients on West 10th Avenue are finding it difficult to get to appointments due to construction. The City Manager provided a response and noted that the City is working extensively on this issue and he agreed to recirculate the latest memo on this matter.

ADJOURNMENT

MOVED by Councillor Louie
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 5:47 pm.

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