



REGULAR COUNCIL MEETING MINUTES

MAY 15, 2018

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 15, 2018, at 9:36 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: Katrina Leckovic, City Clerk
Bonnie Kennett, Meeting Coordinator

* Denotes absence for a portion of the meeting

WELCOME

The Mayor acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations and we give thanks for their generosity and hospitality on these lands.

ANNOUNCEMENT – Poet Laureate

The Mayor announced and congratulated the City of Vancouver's fifth Poet Laureate and first local Indigenous Poet Laureate, Christie Lee Charles. The Mayor then welcomed Jim Kew, Cultural Representative from the Musqueam Nation to say a few words and introduce Christie Lee Charles. Ms. Charles read two poems; the first poem was written by her late father entitled "The Dudes" and the second poem blended Indigenous dialects with English.

IN CAMERA MEETING

MOVED by Councillor Jang
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:

(g) litigation or potential litigation affecting the city; and

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Business Licence Hearing – April 24, 2018

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Business Licence Hearing meeting of April 24, 2018, be approved.

CARRIED UNANIMOUSLY

2. Regular Council – May 1, 2018

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting of May 1, 2018, be approved.

CARRIED UNANIMOUSLY

3. Regular Council (City Finance and Services) – May 2, 2018

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 May 2, 2018, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

Mayor Robertson noted requests to speak to Administrative Reports 2 and 4 had been received.

MOVED by Councillor Stevenson
SECONDED by Councillor Jang

THAT the Administrative Report dated April 18, 2018, entitled "Theatre Rental Grant Allocations – Fall 2018 and Spring 2019" and the Administrative Report dated April 17, 2018, entitled "2018 Cultural Grant Allocations (Infrastructure, Community Arts, Arts Capacity, Host Your Own Engagement)" be referred to the Standing Committee on Policy and Strategic Priorities on May 16, 2018, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 02854)

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT Council adopt Administrative Reports 1, 3 and 5, and Policy Reports 1 to 7, on consent.

CARRIED UNANIMOUSLY

REPORT REFERENCE

1. Creative City Strategy – Early Findings from Preliminary Engagement

Sandra Singh, General Manager, Arts, Culture and Community Services and Metha Brown, Social Planner, presented early findings from preliminary engagement from the Creative City Strategy, and along with Branislav Henselmann, Managing Director, Cultural Services, responded to questions.

2. False Creek South Planning: Provisional Vision Statement and Guiding Planning Principles May 1, 2018

Mayor Robertson noted requests to speak to Report Reference 2 had been received.

MOVED by Councillor Carr
SECONDED by Councillor Deal

THAT Council refer the Policy Report dated May 1, 2018, entitled "False Creek South Planning: Provisional Vision Statement and Guiding Planning Principles" to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, May 16, 2018, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 02855)
(Councillors Bremner, De Genova and Reimer absent for the vote)

Gil Kelley, General Manager, and Joyce Uyesugi, Planner, both from Planning, Urban Design and Sustainability, presented the Provisional Vision Statement and Guiding Planning Principles report for False Creek South Planning.

**3. Heather Lands Policy Statement
May 5, 2018**

Susan Haid, Assistant Director, Vancouver South, and Kirsten Robinson, Planner, both from Planning, Urban Design and Sustainability, presented the Heather Lands Policy Statement.

Brennan Cook, Vice President Acquisitions and Developments, MST Development Corporation, and Deana Grinnell, Vice President, Real Estate (British Columbia and Ontario), Canada Lands Company also spoke in regards to development of the Heather Lands site.

Ms. Haid, Ms. Robinson and Mr. Cook, responded to questions.

MOVED by Mayor Robertson

SECONDED by Councillor Bremner

- A. THAT Council adopt the Heather Lands Policy Statement, attached as Appendix A of the Policy Report dated May 5, 2018, entitled "Heather Lands Policy Statement", to guide the future rezoning and development of the Heather Lands.
- B. THAT Council direct staff to report back on the final community amenity package and associated financial strategy as part of a future rezoning of the Heather Lands.
- C. THAT Council direct staff to explore the feasibility of relocating the Fairmont building off-site including identification of a receiver site, and report back as part of the rezoning process for the Heather Lands.
- D. THAT Council approve the additional temporary staff, resources and estimated cost-recovered budget of \$2,242,000, generally as outlined in Appendix E of the Policy Report dated May 5, 2018, entitled "Heather Lands Policy Statement" to complete the rezoning for the Heather Lands.

FURTHER THAT consistent with the City cost-recovery practice, Council accept a cost-recovery contribution of approximately \$2,242,000 from the landowners, paid in instalments, to begin the rezoning pre-application process for the Heather Lands with the exact amount to be determined at time of rezoning application.

CARRIED UNANIMOUSLY (Vote No. 02849)

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At 11:59 am, it was

MOVED by Councillor Stevenson
SECONDED by Councillor Jang

THAT the length of the meeting be extended to complete the business of the agenda.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

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Council recessed at 12 pm and reconvened at 2:06 pm.

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COMMUNICATIONS

1. 2018 Council Meeting Schedule Revision

MOVED by Councillor Reimer
SECONDED by Councillor Jang

THAT Council approve using the June 28, 2018, Council Reserve meeting date/time as set out in the 2018 Council Meetings Schedule, for a Public Hearing;

THAT Council approve holding Public Hearings on September 25 and 27, 2018 at 6 pm; and

FURTHER THAT Council approve holding a Special Council meeting on Tuesday, December 11, 2018, at 9:30 am.

CARRIED UNANIMOUSLY (Vote No. 02856)

ADMINISTRATIVE REPORTS

1. Vancouver Heritage Foundation Board - Annual Report 2017 April 13, 2018

A. THAT Council approve the 2017 Annual Report of the Vancouver Heritage Foundation Board attached as Appendix A of the Administrative Report dated April 13, 2018, entitled "Vancouver Heritage Foundation Board-Annual Report 2017".

- B. THAT Council approve payment of a grant to the Vancouver Heritage Foundation in the amount of \$130,050 to be used as operating funds for the second year of the three-year operating agreement (2017-2019) noting that funding is included in the 2018 Operating Budget.

ADOPTED ON CONSENT AND B
BY THE REQUIRED MAJORITY (Vote No. 02859)

**2. Theatre Rental Grant Allocations - Fall 2018 and Spring 2019
April 18, 2018**

This report was referred to the Standing Committee on Policy and Strategic Priorities Meeting on May 16, 2018, in order to hear from speakers.

**3. 2018 Downtown Eastside (DTES) Capital Grant Program Allocation
May 1, 2018**

- A. THAT Council approve the matching grant allocation of \$752,900 to Downtown Eastside (DTES) non-profit organizations (as detailed in Appendix A of the Administrative Report dated May 1, 2018, entitled "2018 Downtown Eastside (DTES) Capital Grant Program Allocation") to strategically advance the social, economic and environmental objectives of the approved DTES Plan. Source of funds is the 2018 DTES Capital Budget.
- B. THAT Council approve the allocation of \$100,000 matching grant for the implementation of the Pilot Community-Serving Retail program (to upgrade one society-owned retail space as detailed in Appendix E of the Administrative Report dated May 1, 2018, entitled "2018 Downtown Eastside (DTES) Capital Grant Program Allocation"). Source of funds is the 2018 DTES Capital Budget.

ADOPTED ON CONSENT AND
BY THE REQUIRED MAJORITY (Vote No. 02860)

**4. 2018 Cultural Grant Allocations (Infrastructure, Community Arts, Arts Capacity,
Host Your Own Engagement)
April 17, 2018**

This report was referred to the Standing Committee on Policy and Strategic Priorities Meeting on May 16, 2018, in order to hear from speakers.

**5. 2018 Property Taxation: Rating By-laws and Averaging Resolutions
May 1, 2018**

- A. THAT Council adopt the 2018 rating by-laws that establish the municipal general purpose tax rate and the Metro Vancouver Regional District tax rate for each property class.

- B. THAT Council adopt the 2018 averaging resolutions that substitute the tax rates established by other taxing authorities to give effect to the targeted land assessment averaging program.

ADOPTED ON CONSENT (Vote No. 02861)

**6. Year of the Queer Proclamation and Launch
May 9, 2018**

Councillor Stevenson and Lesley Matthews, Chief, External Relations and Protocol, provided a presentation on this matter and, along with Gail Pickard, Associate Director, Corporate Communications, responded to questions.

MOVED by Councillor Stevenson
SECONDED by Councillor Carr

- A. THAT in recognition of 15 significant anniversaries celebrated this year by local LGBTTTQ organizations, and in recognition of the contributions these organizations have made to Vancouver's social, cultural and artistic landscape, the City launch a "2018 - Year of the Queer" Proclamation and Launch event.
- B. THAT Council direct staff to utilize funds designated for the Council approved annual "Pride Week" event at the end of July, and redirect those funds to support a one-time "2018 - Year of the Queer" event at Vancouver City Hall on May 23, 2018.
- C. THAT Council authorize the 12' X 24' Pride Flag and 12' X 24' Trans Flag to fly on the north lawn of City Hall from May 23, 2018 – August 19, 2018 as a public acknowledgement of these significant anniversaries.

CARRIED UNANIMOUSLY (Vote No. 02850)

POLICY REPORTS

**1. CD-1 Rezoning: 1506 West 68th Avenue and 8405-8465 Granville Street
January 18, 2018**

- A. THAT the application by IBI Group, on behalf of Wangzhang Homes Ltd., the registered owner, to rezone 1506 West 68th Avenue and 8405-8465 Granville Street [*Lots 5 and 6, Both Except the East 10 Feet, Now Road, and Lot A, Except Part in Explanatory Plan 16296, all of Block 5, District Lot 325, Plan 4061; and Lots 1 and 2, Both Except the East 10 Feet, Now Road, of Lot 21, Block 7, District Lot 325, Plan 6768; PIDS: 009-496-696, 009-496-726, 011-970-804, 010-818-367, and 010-818-464, respectively*] from C-2 and C-2C (Commercial) Districts to CD-1 (Comprehensive Development), to a floor space ratio (FSR) of 3.6 and height of 41.1 m (135 ft.) to permit the development of a ten-storey mixed-use building, containing ground floor commercial, second floor office, and 45 market residential units on floors three to ten, all above three levels of underground parking, to be referred to Public Hearing together with:

- (i) plans prepared by IBI Group, received October 3, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated January 18, 2018, entitled “CD-1 Rezoning: 1506 West 68th Avenue and 8405-8465 Granville Street”; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to 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 Public Hearing.

- B. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Policy Report dated January 18, 2018, entitled “CD-1 Rezoning: 1506 West 68th Avenue and 8405-8465 Granville Street”, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C of the above-noted report, for consideration at the Public Hearing.

- 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 sole risk of the person making the expenditures 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. 02863)

**2. CD-1 Rezoning: 3510 Fraser Street
May 1, 2018**

- A. THAT the application by DYS Architecture (“DYS”) on behalf of Vancouver Affordable Housing Agency (“VAHA”), as agent for the registered owner, the City of Vancouver (the “City”), to rezone 3510 Fraser Street [Lot A Block 54 District Lot 301, Group 1 New Westminster District Plan BCP50970, PID 028-868-218] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 2.5 to 3.5 and the maximum building height from 13.8m (45 ft) to 21.1m (72.5 ft) to permit the development of a six-storey mixed-use building with a seniors centre at grade and 58 secured seniors social housing units, be referred to a public hearing, together with:

- (i) plans prepared by DYS Architecture, received October 31, 2017 and amended March 23, 2018;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 1, 2018, entitled "CD-1 Rezoning: 3510 Fraser 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, if after public hearing, Council approves in principle this rezoning and the Housing Agreement described in Appendix B of the Policy Report dated May 1, 2018, entitled "CD-1 Rezoning: 3510 Fraser Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.
- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated May 1, 2018, entitled "CD-1 Rezoning: 3510 Fraser Street", be referred to the same Public Hearing.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C of the above-noted report, for consideration at the Public Hearing.

- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally set out in Appendix C of the Policy Report dated May 1, 2018, entitled "CD-1 Rezoning: 3510 Fraser Street";

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

- E. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated May 1, 2018, entitled "CD-1 Rezoning: 3510 Fraser Street";

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

- F. THAT A through E 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; 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. 02864)

3. Miscellaneous Amendments - Zoning and Development, Sign and Downtown-Eastside/Oppenheimer District Official Development Plan By-laws April 17, 2018

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Zoning and Development By-law, generally as presented in Appendix A of the Policy Report dated April 17, 2018, entitled "Miscellaneous Amendments – Zoning and Development, Sign and Downtown-Eastside/Oppenheimer District Official Development Plan By-laws", to:
 - (i) amend the definition for Character House in Section 2 to insert a semicolon rather than a period that was added in error;
 - (ii) amend Section 3.2.7 to remove a comma that was inadvertently inserted after RT-5 in the list of District Schedules;
 - (iii) amend Section 3.2.7 to include the RM-10 and RM-10N Districts Schedule in the list of District Schedules that was omitted in error;
 - (iv) amend Section 5.14 to correct an error in where the RM-10 and RM-10N Districts Schedule was inserted in the section;
 - (v) amend Section 11.32 to correct an error in numbering;
 - (vi) amend the RS-1, RS-1A, RS-1B, RS-2, RS-3 and RS-3A, RS-4, RS-5, RS-6, RS-7 District Schedules to include a period that was inadvertently omitted;
 - (vii) amend Section 1 of the RS-1A District Schedule to remove a period that was inserted in error in the middle of the last sentence;
 - (viii) amend Section 4.7.1 in the RS-6 District Schedule to correct an error in numbering;
 - (ix) amend the RS-7 District Schedule to:

1. amend Section 1 to delete duplicate wording that was inadvertently inserted;
 2. amend Section 4.3.2 to insert a bracket that was inadvertently omitted;
- (x) amend the RT-5 and RT-5N Districts Schedule to:
1. amend Section 3.2.1.DW to correct the date to January 16, 2018;
 2. amend Section 4.6.1 to allow more flexibility around the rear yard requirement for lots with an average depth exceeding 36.5 m;
 3. amend Section 4.7.6 (d) to insert a colon at the end of the subsection that was inadvertently omitted;
 4. amend Section 4.18.1 to specify that the calculation for the total number of dwellings units for a site applies to larger sites that meet the minimum site area requirement for a Multiple Dwelling or sites with a Character House;
 5. Insert Section 4.18.2 to clarify that the total number of dwelling units for all sites, excluding sites that meet the minimum site area requirement for a Multiple Dwelling or sites with a Character House, shall not exceed 2, excluding secondary suites and lock-off units;
- (xi) amend the RT-6 District Schedule to:
1. amend Section 4.7.6 (e) to insert a colon at the end of the subsection that was inadvertently omitted in error;
 2. amend Section 5.5 to correct an error in numbering;
- (xii) amend the RM-10 and RM-10N Districts Schedule to:
1. correct omissions of the date of enactment in Sections 2.2.DW and 3.2.DW;
 2. amend Section 4.4.3 to fix an incorrect section reference;
 3. amend Sections 4.5.2 and 4.6.3 to correct an error in spacing;
 4. amend Sections 4.7.2(b), 4.7.3(a), 4.7.3(b), 4.7.4, 4.7.5, and 4.7.9(d)(i) to correct an error in punctuation;
 5. amend Section 4.7.9(c)(i) to update terminology;
 6. amend Section 4.7.9(j) to correct an error in numbering;
 7. amend Section 5.1 to reformat the section to provide clarity;

- (xiii) amend the C-1, C-2, C-3A, C-5, C-5A and C-6, C-7 and C-8, FC-1, MC-1 and MC-2, IC-1 and IC-2 and HA-1 and HA-1A District Schedules to include Temporary Sales office as an Outright Approval Use;
- (xiv) amend the FM-1, I-1, I-1A and I-1B District Schedules to include Temporary Sales Office as a Conditional Approval Use;
- (xv) amend the FC-2 District Schedule to include Temporary Sales Office as a Conditional Approval Use but only in sub-areas A and E as shown in Figure 1 of the District Schedule;
- (xvi) amend Schedule G - Stipulated Rents at Initial Occupancy for Secured Market Rental Housing to rename it as Schedule H Stipulated Rents at Initial Occupancy for Secured Market Rental Housing, due to a duplication in Schedule names;

AND THAT the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A of the Policy Report dated April 17, 2018, entitled "Miscellaneous Amendments – Zoning and Development, Sign and Downtown-Eastside/Oppenheimer District Official Development Plan By-laws", for consideration at Public Hearing.

B. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Sign By-law, generally as presented in Appendix B of the Policy Report dated April 17, 2018, entitled "Miscellaneous Amendments-Zoning and Development, Sign and Downtown-Eastside / Oppenheimer District Official Development Plan By-laws", to:

- (i) amend Section 2.1 to clarify that signs not intended to be seen from the street are not regulated by the Sign By-law;
- (ii) amend Section 6.18 to allow a sign with neon or neon-like LED lighting as a window sign that does not require a permit;
- (iii) delete Subsections 9.11 (o), 9.11 (i), 10.7 (o), 10.7 (i), 12.7 (o), 12.7 (i), 13.8 (n), 13.8 (i), 14.7 (l), 14.7 (i) to allow business identification signs in commercial lanes in response to the approved Council motion on February 20, 2018;
- (iv) amend Sections 9.20, 10.15, 11.12, 12.14 and 13.15 to insert the height restriction for Projecting Signs that was inadvertently deleted and to delete the old subsection(s) limiting the number of Projecting Signs for a premises that was not deleted due to an error in numbering;

AND THAT the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix B of the above-noted report, for consideration at Public Hearing.

- C. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Downtown-Eastside/Oppenheimer Official Development Plan By-law, generally as presented in Appendix C of the Policy Report dated April 17, 2018, entitled “Miscellaneous Amendments-Zoning and Development, Sign and Downtown-Eastside/Oppenheimer District Official Development Plan By-laws”, to:

- (i) amend Section 4.2.1 to correct an error in numbering;

AND THAT that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix C of the above-noted report, for consideration at Public Hearing.

ADOPTED ON CONSENT (Vote No. 02865)

**4. CD-1 Rezoning: 855 Kingsway
May 1, 2018**

- A. THAT the application by Cornerstone Architecture on behalf of 1026651 B.C. Ltd. to rezone 855 Kingsway [Lots 13 and 14 Block 90 District Lot 301 Plan 187; PIDS: 004-994-281 and 004-994-183 respectively] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 2.5 to 3.3 and the maximum building height from 13.8 m (47.3 ft.) to 24.3 m (79.7 ft.) to permit the development of a six-storey mixed use building with commercial at grade and 50 secured for-profit affordable rental housing units, be referred to a public hearing, together with:

- (i) plans prepared by Cornerstone Architecture, received on January 27, 2017 with amendments received on January 24, 2018;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 1, 2018, entitled “CD-1 Rezoning: 855 Kingsway”; and
- (iii) the recommendation of the General Manager of Planning, Urban Design 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 Public Hearing.

- B. THAT, if after public hearing, Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated May 1, 2018, entitled “CD-1 Rezoning: 855 Kingsway”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by the Policy Report dated May 1, 2018, entitled “CD-1 Rezoning: 855 Kingsway”, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated May 1, 2018, entitled "CD-1 Rezoning: 855 Kingsway", be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C of the above-noted report, for consideration at the Public Hearing.

- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated May 1, 2018, entitled "CD-1 Rezoning: 855 Kingsway";

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

- E. THAT A through D 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 the expenditure of funds or incurring of costs is at the sole risk of the person making the expenditures 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. 02866)

**5. CD-1 Rezoning: 4459 Rupert Street
May 1, 2018**

- A. THAT the application by Lang Wilson Practice in Architecture Culture Inc., on behalf of Rejoyce Investment Corp., to rezone 4459 Rupert Street [Lot 3 Except the West 8 feet now Lane Block 4 South East 1/4 of Section 49 Town of Hastings Suburban Lands Plan 1705; PID: 006-139-515] from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 1.2 to 2.6 and the building height from 10.7 m (35.1 ft.) to 15 m (49.18 ft.), to permit the development of a four-storey mixed use building with commercial at grade and 12 secured for-profit affordable rental housing units, be referred to a public hearing, together with:

- (i) plans prepared by Lang Wilson Practice in Architecture Culture Inc., received on February 2, 2017 with amendments received on June 2, 2017;

- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 1, 2018, entitled "CD-1 Rezoning: 4459 Rupert Street"; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to 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, if after public hearing, Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated May 1, 2018, entitled "CD-1 Rezoning: 4459 Rupert Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by the Policy Report dated May 1, 2018, entitled "CD-1 Rezoning: 4459 Rupert Street", subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.
- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated May 1, 2018, entitled "CD-1 Rezoning: 4459 Rupert Street", be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by law, generally as set out in Appendix C of the above-noted report, for consideration at the Public Hearing.

- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated May 1, 2018, entitled "CD-1 Rezoning: 4459 Rupert Street";

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

- E. THAT A through D 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; 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. 02867)

6. Measures to Retain the Rental Housing Stock – Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan April 17, 2018

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend the Official Development Plan Regarding Areas of Real Property in Certain RM, FM and CD-1 Zoning Districts (the “Rental Housing Stock Official Development Plan”), relating to the RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B and RM-5C, RM-5D, RM-6, and FM-1 District or District Schedules, to achieve the following:
- (i) Revise the rental housing policy in Section 2.4 to:
- a. lower the “trigger” for when rental replacement is required from six or more units to three or more units, in order to better protect the rental stock;
 - b. ensure residential dwelling types with three or more units, including multiple conversion dwellings, are subject to rental replacement requirements;
 - c. clarify rental replacement obligations, including:
 - 35 per cent family housing requirement for new developments and major renovations; and
 - discretion for less than one for one replacement for renovations where the existing rental units are sleeping or housekeeping units, with the objective of maximizing rental replacement with fully self-contained units;
- (ii) remove the definition for “rate of change” in Section 1 to simplify and strengthen rental replacement requirements, by decoupling the requirements from changes in the stock;
- (iii) revise the definition of “rental housing unit” in Section 1 to clarify when rental replacement is required, including an exclusion for units in hotels and in stratified building(s) where the majority of the units were individually owned within the last three years and the building is in the process of dissolving the strata corporation for the purposes of redevelopment;

AND THAT the application be referred to public hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally as set out in Appendix A of the Policy Report dated April 17, 2018, entitled “Measures to Retain the Rental Housing

Stock - Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan”, for consideration at public hearing.

- B. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend the Zoning and Development By-law to require rental replacement for new developments having three or more dwelling units in the RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B and RM-5C, RM-5D, RM-6, and FM-1 District Schedules and that the application be referred to the same public hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally as set out in Appendix B of the Policy Report dated April 17, 2018, entitled “Measures to Retain the Rental Housing Stock – Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan” for consideration at public hearing.

- C. THAT, to provide guidance in the administration of the provisions of the Rental Housing Stock Official Development Plan, the General Manager of Planning, Urban Design and Sustainability be instructed to prepare and issue an Administrative Bulletin for use by staff and applicants, generally as set out in Appendix C of the Policy Report dated April 17, 2018, entitled “Measures to Retain the Rental Housing Stock – Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan”.
- D. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward, at the time of enactment of the amendments to the Zoning and Development By-law, revisions to the “Strata Title and Cooperative Conversion Guidelines”, generally as set out in Appendix D of the Policy Report dated April 17, 2018, entitled “Measures to Retain the Rental Housing Stock – Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan”, to require that the conversion of a development under the Strata Property Act or Cooperative Association Act meets requirements aligning with the revisions to the Zoning and Development By-law.
- E. THAT Council receive for information the findings of the Building Reinvestment Study as contained in Appendix E of the Policy Report dated April 17, 2018, entitled “Measures to Retain the Rental Housing Stock – Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan”.
- F. THAT Council instructs staff to explore a partnership with LandlordBC on a pilot program to support existing landlords with capital and energy planning through building condition and energy assessments in existing rental buildings (Appendix G of the Policy Report dated April 17, 2018, entitled “Measures to Retain the Rental Housing Stock – Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan”). The start-up budget of the program is anticipated to be \$100,000, with the source of funds to be accommodated within the existing 2018 Planning, Urban Design and Sustainability operating budget.
- G. THAT Council direct staff to ensure all City of Vancouver procurement policies and best practices are followed in this sole source procurement.

- H. THAT Council instructs staff to explore options to encourage reinvestment in the existing rental stock, including:
 - (i) exploring the feasibility of municipal tools to encourage improvements in existing rental housing; and
 - (ii) working with senior governments to encourage the development of programs to support capital and energy efficient upgrades, such as financing, tax incentives, grant assistance, and initiatives to promote long-term capital and energy-efficiency planning.
- I. THAT Council directs staff to continue discussions with the Province for enhanced protection under the Residential Tenancy Act (RTA) in the case of renovations and redevelopment of existing rental housing.
- J. THAT Council directs staff to report back on the impact and implications of implementing the Province's proposed charter changes allowing zoning for rental tenure; and applying this to areas covered by the Rental Housing Stock ODP.

ADOPTED ON CONSENT (Vote No. 02868)

**7. Text Amendments to CD-1 (Comprehensive Development) By-laws to Enable Public Bike Share
May 1, 2018**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to:

- (i) amend 17 CD-1 (Comprehensive Development) By-laws to include Public Bike Share (PBS) as a permitted use; and
- (ii) amend Section 10.36.1 of the Zoning and Development By-law by adding 14 site locations to the PBS service area,

as generally presented in Appendix A of the Policy Report dated May 1, 2018, entitled "Text Amendments to CD-1 (Comprehensive Development) By-laws to Enable Public Bike Share", and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws, generally in accordance with Appendix A of the above-noted report, for consideration at Public Hearing.

ADOPTED ON CONSENT (Vote No. 02869)

**8. Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies
March 23, 2018**

Helen Ma, Planner, Gil Kelley, General Manager, and Tom Wanklin, Planner, all from Planning, Urban Design and Sustainability, responded to questions.

MOVED by Councillor Louie
SECONDED by Councillor De Genova

THAT the Policy Report dated March 23, 2018, entitled "Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies" be referred to the June 5, 2018, Regular Council meeting for consideration.

FURTHER THAT City staff conduct further consultations including the newly formed Chinatown Voices regarding concerns relating to the recommended changes to the above-noted report.

CARRIED UNANIMOUSLY (Vote No. 02851)

BY-LAWS

Councillor Ball advised she had reviewed the proceedings with regard to By-laws 8 to 10 and would be voting on the enactment.

Councillor Jang advised he had reviewed the proceedings with regard to By-law 14 and would be voting on the enactment.

MOVED by Councillor Louie
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 14 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor De Genova absent for the vote)

1. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (CD-1 District Parking requirements - 4621-4663 Cambie Street and 605 West 31st Avenue) (By-law No. 12092)
2. A By-law to amend Subdivision By-law No. 5208 (4621-4663 Cambie Street and 605 West 31st Avenue) (By-law No. 12093)
3. A By-law to enact a Housing Agreement for 308 West 62nd Avenue (By-law No. 12094)
4. A By-law to amend Subdivision By-law No. 5208 (6141 and 6161 Alma Street) (By-law No. 12095)
5. A By-law to amend Election By-law No. 9070 (By-law No. 12096)

6. A By-law to levy rates on all taxable real property in the City of Vancouver, to raise a sum which added to the estimated revenue of the City of Vancouver from other sources, will be sufficient to pay all debts and obligations of the City of Vancouver falling due within the year 2018 and not otherwise provided for (By-law No. 12097)
7. A By-law to levy a rate on property to raise monies required to be paid to the Metro Vancouver Regional District (By-law No. 12098)
8. A By-law to amend CD-1 (674) By-law No. 11894 (3205-3221 West 41st Avenue and 5590 Balaclava Street) (By-law No. 12099)
9. A By-law to amend CD-1 (642) By-law No. 11658 (2133 Nanton Avenue - formerly known as 4255 Arbutus Street) (By-law No. 12100)
10. A By-law to amend CD-1 (158) By-law No. 5705 (2657-2693 West 10th Avenue and 2676-2696 West Broadway) (By-law No. 12101)
11. A By-law to amend the C3-A and C-5, C-5A and C-6 Districts Schedules Regarding Heritage Conservation Amenity Shares and the FC-2 District Schedule regarding Schedule G and Housekeeping (By-law No. 12102)
12. A By-law to amend Building By-law No. 10908 Regarding Energy Efficiency (By-law No. 12103)
13. A By-law to amend Building By-law No. 10908 Regarding water efficiency (By-law No. 12104)
14. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (500-650 West 57th – Pearson Dogwood) (By-law No. 12105)
(Councillor Bremner ineligible for the vote)

MOTIONS

A. Administrative Motions

1. 2018 Tax Levies for Provincial Schools

MOVED by Councillor Reimer
SECONDED by Councillor Louie

WHEREAS

1. Pursuant to Section 119(3) of the *School Act*, the Lieutenant Governor in Council determines the tax rate on the net taxable value of all land and improvements in the City of Vancouver;
2. By *Order in Council No. 200* approved on April 20, 2018, and *Order in Council No. 224* approved on May 4, 2018, the Lieutenant Governor in Council determined the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.89540
Class 5 Light Industry	4.20000
Class 6 Business & Other	4.20000

being dollars of tax for each one thousand dollars of taxable value, for the 2018 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver would raise the following sums:

Class 1 Residential	\$304,177,962
Class 5 Light Industry	\$8,359,835
Class 6 Business & Other	\$289,841,127

- Pursuant to provisions of the *Vancouver Charter*, on March 14, 2018, Council enacted By-law No. 12066 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
- Pursuant to By-law No. 12066, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *School Act* for the year 2018 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$339,711,818,231	\$330,103,632,145
Class 5 Light Industry	\$1,990,436,900	\$1,580,060,764
Class 6 Business & Other	\$69,009,792,026	\$63,541,715,262

- Council is obliged to vary the tax rates set by the Administrator in Council to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED

THAT, in the case of Class 1 Residential, the rate of 0.92146 is hereby substituted for the rate of 0.89540; in the case of Class 5 Light Industry, the rate of 5.29083 is substituted for the rate of 4.20000; and in the case of Class 6 Business & Other, the rate of 4.56143 is substituted for the rate of 4.20000 for taxation pursuant to the *School Act* in the City of Vancouver for the 2018 taxation year.

CARRIED UNANIMOUSLY

2. 2018 Tax Levies for South Coast British Columbia Transportation Authority (“TransLink”)

MOVED by Councillor Reimer
 SECONDED by Councillor Louie

WHEREAS

- Pursuant to Section 25 of the *South Coast British Columbia Transportation Authority Act*, the South Coast British Columbia Transportation Authority (“TransLink”) in each year levies a tax on the net taxable value of all land and

improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);

2. By *South Coast British Columbia Transportation Authority 2018 Property Tax By-law No. 117-2018* and *Replacement Tax By-law No. 118-2018*, TransLink levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.21150
Class 5 Light Industry	1.16200
Class 6 Business & Other	0.93960

being dollars of tax for each one thousand dollars of taxable value, for the 2018 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$71,845,712
Class 5 Light Industry	\$2,312,888
Class 6 Business & Other	\$64,626,222

3. Pursuant to provisions of the *Vancouver Charter*, on March 14, 2018, Council enacted By-law No. 12066 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other, in the City of Vancouver;
4. Pursuant to By-law No. 12066, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *South Coast British Columbia Transportation Authority Act* for the year 2018 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$339,696,038,231	\$330,087,852,145
Class 5 Light Industry	\$1,990,436,900	\$1,580,060,764
Class 6 Business & Other	\$68,780,568,126	\$63,322,658,695

5. Council is obliged to vary the tax rates set by TransLink in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED

THAT, in the case of Class 1 Residential, the rate of 0.21766 is hereby substituted for the rate of 0.21150; in the case of Class 5 Light Industry, the rate of 1.46380 is substituted for the rate of 1.16200; and in the case of Class 6 Business & Other, the rate of 1.02059 is substituted for the rate of 0.93960 for taxation pursuant to the *South Coast British Columbia Transportation Authority Act* in the City of Vancouver for the 2018 taxation year.

CARRIED UNANIMOUSLY

3. 2018 Tax Levies for British Columbia Assessment Authority

MOVED by Councillor Reimer
SECONDED by Councillor Louie

WHEREAS

1. Pursuant to Section 17(2) of the *Assessment Authority Act*, the British Columbia Assessment Authority ("BC Assessment") in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. By *2018 Assessment Authority By-law No. 61*, BC Assessment levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.04030
Class 5 Light Industry	0.12410
Class 6 Business & Other	0.12410

being dollars of tax for each one thousand dollars of taxable value, for the 2018 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$13,689,750
Class 5 Light Industry	\$247,013
Class 6 Business & Other	\$8,535,669

3. Pursuant to provisions of the *Vancouver Charter*, on March 14, 2018, Council enacted By-law No. 12066 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 12066, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *Assessment Authority Act* for the year 2018 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$339,696,038,231	\$330,087,852,145
Class 5 Light Industry	\$1,990,436,900	\$1,580,060,764
Class 6 Business & Other	\$68,780,568,126	\$63,322,658,695

5. Council is obliged to vary the tax rates set by BC Assessment in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED

THAT, in the case of Class 1 Residential, the rate of 0.04147 is hereby substituted for the rate of 0.04030; in the case of Class 5 Light industry, the rate of 0.15633 is

substituted for the rate of 0.12410; and in the case of Class 6 Business & Other, the rate of 0.13480 is substituted for the rate of 0.12410 for taxation pursuant to the *Assessment Authority Act* in the City of Vancouver for the 2018 taxation year.

CARRIED UNANIMOUSLY

4. 2018 Tax Levies for Municipal Finance Authority of British Columbia

MOVED by Councillor Reimer
SECONDED by Councillor Louie

WHEREAS

1. Pursuant to Sections 17, 18(2) and 19 of the *Municipal Finance Authority Act*, the Municipal Finance Authority of British Columbia ("MFABC") in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. By *Municipal Finance Authority of British Columbia Resolution No. 149, 2018*, MFABC levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.00020
Class 5 Light Industry	0.00070
Class 6 Business & Other	0.00050

being dollars of tax for each one thousand dollars of taxable value, for the 2018 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$67,939
Class 5 Light Industry	\$1,393
Class 6 Business & Other	\$34,390

3. Pursuant to provisions of the *Vancouver Charter*, on March 14, 2018, Council enacted By-law No. 12066 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 12066, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the *Municipal Finance Authority Act* for the year 2018 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$339,696,038,231	\$330,087,852,145
Class 5 Light Industry	\$1,990,436,900	\$1,580,060,764
Class 6 Business & Other	\$68,780,568,126	\$63,322,658,695

5. Council is obliged to vary the tax rates set by MFABC in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted;

THEREFORE BE IT RESOLVED

THAT, in the case of Class 1 Residential, the rate of 0.00021 is hereby substituted for the rate of 0.00020; in the case of Class 5 Light Industry, the rate of 0.00088 is substituted for the rate of 0.00070; and in the case of Class 6 Business & Other, the rate of 0.00054 is substituted for the rate of 0.00050 for taxation pursuant to the *Municipal Finance Authority Act* in the City of Vancouver for the 2018 taxation year.

CARRIED UNANIMOUSLY

5. **Approval of Form of Development: CD-1 - 477 West 59th Avenue (Formerly 469-485 West 59th Avenue)**

MOVED by Councillor Reimer
SECONDED by Councillor Louie

THAT the form of development for this portion of the site known as 477 West 59th Avenue be approved generally as illustrated in the Development Application Number DP-2017-00787, prepared by Walter Francl Architects, and stamped "Received, Community Services Group, Development Services", on January 24, 2018, 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

6. **Approval of Form of Development: 488 West 58th Avenue (Formerly 470-486 West 58th Avenue)**

MOVED by Councillor Reimer
SECONDED by Councillor Louie

THAT the form of development for this portion of the site known as 488 West 58th Avenue be approved generally as illustrated in the Development Application Number DP-2017-00786, prepared by Walter Francl Architects, and stamped "Received, Community Services Group, Development Services", on January 24, 2018, 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

7. Pearson Dogwood Design Guidelines

MOVED by Councillor Reimer
SECONDED by Councillor Louie

THAT the document entitled "Pearson Dogwood Design Guidelines" be approved by Council for use by applicants and staff for development applications in the relevant district.

CARRIED UNANIMOUSLY

B. Motions on Notice

1. Request for Leave of Absence

MOVED by Councillor De Genova
SECONDED by Councillor Jang

THAT Councillor Stevenson be granted Leave of Absence for Civic Business from meetings to be held on June 20, 2018.

CARRIED UNANIMOUSLY (Vote No. 02874)

2. Assessing Impacts of Changes in B.C. Hydro's Net Metering Program on Vancouver's Renewable City Goals

MOVED by Councillor Carr
SECONDED by Councillor De Genova

WHEREAS

1. One of the three high-level goals of the City of Vancouver's Renewable City Strategy is to increase the supply of renewable energy;
2. Two driving forces in stimulating solar energy production are the decreasing cost of solar photo-voltaic systems and B.C. Hydro's net metering program that pays solar energy producers 9.99 cents per kilowatt hour of electricity they produce beyond what is needed to meet their own needs;
3. B.C. Hydro recently announced that they will be ending the program that pays its customers for their surplus solar power and restricting participants from exceeding their personal electricity needs through photo-voltaic systems;
4. B.C. Hydro has stated that they will be soliciting input from the public on their plans
5. The B.C. Government is in the process of developing an Energy Roadmap and Climate Solutions and Clean Growth Strategy.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to analyze the potential impact of changes to B.C. Hydro's net metering program on the city's plans and goals to increase the supply of renewable energy and report back to Council before the fall of 2018.
- B. THAT Council direct staff to provide input on behalf of the City to B.C. Hydro, the B.C. Utilities Commission and the B.C. Government on the changes to its net metering program.

CARRIED UNANIMOUSLY (Vote No. 02875)

3. Additional Requirements to the City of Vancouver Medical-Marijuana Related Businesses Licensing Process to Deter Organized Crime

Mayor Robertson advised requests to speak to this motion had been received.

MOVED by Councillor De Genova
SECONDED by Councillor

THAT the motion entitled "Additional Requirements to the City of Vancouver Medical-Marijuana Related Businesses Licensing Process to Deter Organized Crime" be referred to the Standing Committee on Policy and Strategic Priorities meeting on May 16, 2018, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 02876)

NEW BUSINESS

1. Change to Business Licence Hearing Panel – June 13, 2018

MOVED by Councillor Deal
SECONDED by Councillor Reimer

WHEREAS

1. Vancouver City Council, on November 28, 2017, appointed Councillor Louie to a Business Licence/Chauffeur's Permit Appeal Hearing as a Panel member, for a hearing to be held on June 13, 2018;
2. Due to Civic Business, Councillor Louie is no longer able to attend the hearing on June 13, 2018. Councillor Carr has agreed to replace Councillor Louie at the Business Licence/Chauffeur's Permit Appeal Hearing on June 13, 2018, as a Panel member.

THEREFORE BE IT RESOLVED THAT Councillor Carr be appointed to the Panel for the Business Licence/Chauffeur's Permit Appeal Hearing to be held on June 13, 2018, in place of Councillor Louie.

CARRIED UNANIMOUSLY (Vote No. 02877)

2. Leave of Absence Request

MOVED by Councillor Reimer
SECONDED by Councillor Jang

THAT Mayor Robertson be granted leave of absence for Civic Business from all meetings scheduled on Tuesday, May 22, 2018.

CARRIED UNANIMOUSLY (Vote No. 02878)

ENQUIRIES AND OTHER MATTERS

1. Taking the ABCD Bias Off the Ballot

Councillor Reimer requested an update on the above-noted matter that was approved at the April 17, 2018, Regular Council meeting. Part of the direction was for staff to report back to Council within 30 days. The City Manager advised an update would be provided in time for the changes to the ballot to take place before the election in the fall.

2. Lower Mainland Local Government Association Conference

Councillor Carr, Council's representative to the LMLGA, provided a report on the recent Conference held in Whistler.

ADJOURNMENT

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillor De Genova absent for the vote)

The Council adjourned at 3:47 pm.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of May 15, 2018, adopted by Council on June 5, 2018.

MAYOR

CITY CLERK