



REGULAR COUNCIL MEETING MINUTES

JUNE 19, 2018

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 19, 2018, at 9:38 am, in the Council Chamber, Third Floor, City Hall.

PRESENT: Mayor Gregor Robertson
Councillor Elizabeth Ball* (Medical Leave for portion of the meeting before the noon recess)
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*

ABSENT: Councillor George Affleck (Medical Leave)

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager

CITY CLERK'S OFFICE: Katrina Leckovic, City Clerk
Nicole Ludwig, 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.

IN CAMERA MEETING

MOVED by Councillor Jang
SECONDED by Councillor Deal

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:

(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;

(f) law enforcement, if the Council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

(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
(Councillor Ball absent on Medical Leave)

ADOPTION OF MINUTES

1. Regular Council (Policy and Strategic Priorities) – May 16, 2018

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of May 16, 2018, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent on Medical Leave)

2. Regular Council – June 5, 2018

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting of June 5, 2018, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent on Medical Leave)

3. Public Hearing – June 5, 2018

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Public Hearing of June 5, 2018, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent on Medical Leave)

4. Regular Council (City Finance and Services) – June 6, 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 June 6, 2018, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent on Medical Leave)

MATTERS ADOPTED ON CONSENT

Mayor Robertson noted requests to speak to Administrative Report 3 had been received.

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT the Administrative Report dated April 27, 2018, entitled “Vancouver Civic Theatres Rental Rates 2019-2020” be referred to the Standing Committee on Policy and Strategic Priorities Meeting on June 20, 2018, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 03008)
(Councillor Ball absent on Medical Leave)

At 9:45 am, Councillor Bremner declared conflict of interest on Policy Report 2, as he has a personal relationship with the applicant.

At 9:45 am, Councillor De Genova declared conflict of interest on Policy Report 9, as she had worked with the developer on recent projects.

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT Council adopt Administrative Reports 2, and 4 to 6, and Policy Reports 1, 2, 4 to 8, and 11, on consent.

CARRIED UNANIMOUSLY
(Councillor Bremner ineligible for the vote on Policy Report 2, due to Conflict of Interest)
(Councillor Ball absent on Medical Leave)

REPORT REFERENCE

1. Housing Vancouver Update

Mayor Robertson noted requests to speak to Report References 1a and 1b had been received.

MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT the following reports be referred to the Standing Committee on Policy and Strategic Priorities meeting on June 20, 2018, in order to hear from speakers:

- (i) Administrative Report dated June 5, 2018, entitled, "Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book";
- (ii) Administrative Report dated June 5, 2018, entitled, "Making Room Housing Program: Overview and Quick Start Actions".

CARRIED UNANIMOUSLY (Vote No. 02997)
(Councillor Ball absent on Medical Leave)

- a. **Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book
June 5, 2018**
- b. **Making Room Housing Program: Overview and Quick Start Actions
June 5, 2018**

Gil Kelley, General Manager of Planning, Urban Design and Sustainability, provided an overview of the Housing Vancouver update and, along with the following staff, provided an overview of the two reports noted above and responded to questions regarding affordable housing delivery, capacity, the background for the regulatory review and clarified the process for laneway housing applications:

- Dan Garrison, Assistant Director, Housing Policy and Regulation
- Edna Cho, Senior Planner, Housing Policy
- Paula Huber, Senior Planner, Planning, Urban Design and Sustainability
- Sadhu Johnston, City Manager
- Abi Bond, Director of Affordable Housing
- Andrea Law, Director of Development Services
- Grace Cheng, Director, Long Term Financial Strategy and Planning

- c. **Amendments to the Zoning and Development By-law – Laneway Home Regulations
June 5, 2018**

MOVED by Councillor Deal
SECONDED by Councillor Jang

- A. 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 repeal Section 11.24 (Laneway House) in its entirety and substitute the revised regulations, generally in accordance with Appendix A of the Policy Report dated June 5, 2018, entitled, "Amendments to the Zoning and Development By-law – Laneway Home Regulations", to make it easier and more cost effective to build laneway houses and to improve livability of laneway houses;

FURTHER THAT the application be referred to a Public Hearing.

- B. THAT subject to enactment of the amending by-law, Council repeal the Laneway Housing Guidelines.

CARRIED UNANIMOUSLY (Vote No. Vote No. 02998)
(Councillor Ball absent on Medical Leave)

**d. Development and Building Regulatory Review - Minor Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines
June 1, 2018**

MOVED by Councillor Deal
SECONDED by Councillor Jang

- 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 June 1, 2018, entitled "Development and Building Regulatory Review - Minor Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines", to amend:
- (i) the intent statements for the RS District Schedules to better reflect the form of development in those districts;
 - (ii) Section 4.17 in the RS-1, RS-3, RS-3A, RS-5, RS-6 and RS-7 District Schedules to allow more than one front door;
 - (iii) Section 4.4.1 (d) in the RS-1 District Schedule and 4.4.3 in the RS-3 and RS-3A Districts Schedule to allow covered porches to extend further into the front yard;
 - (iv) Section 11.19 to remove occupancy limits for a Residential Unit Associated with an Artist Studio;
 - (v) Section 2.2.A of the FC-2, I-1, I-1A, I-1B, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M-1B and M-2 District Schedules to exclude Artist Studio from the requirement for a wall separating accessory retail from all other uses;
 - (vi) references to the Director of Planning and Development Permit Board, throughout the by-law, to clarify authority and improve consistency of language; and
 - (vii) an incorrect reference in Section 4.5.3 of the RS-4 District Schedule;

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 above-noted report, for consideration at Public Hearing.

- B. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Downtown Official Development Plan generally as presented in Appendix B of the Policy Report dated June 1, 2018, entitled "Development and Building Regulatory Review - Minor

Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines”, to amend Section 3.9 to reduce the number of reviews required by City Council for development permit applications seeking an increase in floor area when a heritage building is being conserved, 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 Council amend various land use and development guidelines and policies to correct inconsistencies and minor reference errors and repeal several outdated or superseded policies and guidelines, generally in accordance with Appendix C of the Policy Report dated June 1, 2018, entitled “Development and Building Regulatory Review - Minor Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, and Various Land Use and Development Policies and Guidelines”, and that the application be referred to a Public Hearing.

CARRIED UNANIMOUSLY (Vote No. 02999)
(Councillor Ball absent on Medical Leave)

2. Northeast False Creek

a. Northeast False Creek – Update Report and NEFC Infrastructure Project Implementation and Financial Strategy Guidelines June 10, 2018

Mayor Robertson advised requests to speak to Report Reference 2a had been received, and that, due to the nature of the referrals to Public Hearing in Report References 2b and 2c, all three reports should be referred to a Standing Committee meeting if Council decides to hear the speakers to 2a.

At 11:44 am, Councillor Bremner declared a conflict of interest related to Report Reference 2c as the applicant is a client of his employer.

MOVED by Councillor Deal
SECONDED by Councillor Jang

- A. THAT the Policy Report dated June 10, 2018, entitled “Northeast False Creek – Update Report and NEFC Infrastructure Project Implementation and Financial Strategy Guidelines” be referred to the Standing Committee on Policy and Strategic Priorities meeting on June 20, 2018, in order to hear from speakers.
- B. THAT the following Policy Reports, both dated June 5, 2018, be referred to the Standing Committee on Policy and Strategic Priorities meeting on June 20, 2018, for consideration for referral to Public Hearing subsequent to decision on the report noted in A above:

- (i) CD-1 Rezoning: 750-772 Pacific Boulevard (Plaza of Nations) Northeast False Creek Sub-area 6B;
- (ii) CD-1 Rezoning: 777 Pacific Boulevard – Sub-area 10C (1 Robson Street).

CARRIED UNANIMOUSLY (Vote No. 03000)

(Councillor Ball absent on Medical Leave)

(Councillor Stevenson absent for the vote)

(Councillor Bremner ineligible for the vote on B(ii) due to conflict of interest)

Kevin McNaney, Director, Northeast False Creek Project Office, provided a presentation and update on Northeast False Creek, including the infrastructure implementation and financial strategy.

**b. CD-1 Rezoning: 750-772 Pacific Boulevard (Plaza of Nations) – Northeast False Creek Sub-area 6B
June 5, 2018**

This report was referred to the Standing Committee on Policy and Strategic Priorities on June 20, 2018, for consideration subsequent to decision on the Administrative Report dated June 10, 2018, entitled “Northeast False Creek – Update Report and NEFC Infrastructure Project Implementation and Financial Strategy Guidelines”.

**c. CD-1 Rezoning: 777 Pacific Boulevard — Sub-area 10C (1 Robson Street)
June 5, 2018**

This report was referred to the Standing Committee on Policy and Strategic Priorities on June 20, 2018, for consideration subsequent to decision on the Administrative Report dated June 10, 2018, entitled “Northeast False Creek – Update Report and NEFC Infrastructure Project Implementation and Financial Strategy Guidelines”.

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Council recessed at 12:02 pm and reconvened at 2:18 pm.

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ADMINISTRATIVE REPORTS

1. **Proposed Strata Conversion: 3835 to 3851 Dumfries Street June 6, 2018**

MOVED by Councillor Deal
SECONDED by Councillor Carr

THAT Council approve the application to convert the previously occupied residential buildings at 3835 to 3851 Dumfries Street (PID: 027-661-865, Parcel E, District Lot 746, Group 1, NWD Plan BCP38393) to strata title ownership.

CARRIED UNANIMOUSLY (Vote No. 03005)

2. **2018 Homelessness Services Grant Allocations (Streethome Foundation, Homelessness Action Week (HAW), and Temporary Modular Housing Homelessness Action Week (TMH HAW)) May 18, 2018**

- A. THAT Council approve a grant of \$150,000 to Streethome Foundation for 2018; source of funds to be the Arts, Culture and Community Services (ACCS) 2018 Operating Budget for Homelessness Services.
- B. THAT Council approve the Homelessness Action Week (HAW) grants in the individual amounts, and to sixteen organizations outlined in Appendix A of the Administrative Report dated May 18, 2018, entitled "2018 Homelessness Services Grant Allocations (Streethome Foundation, Homelessness Action Week (HAW), and Temporary Modular Housing Homelessness Action Week (TMH HAW))" (\$46,000 in aggregate); source of funds to be the Arts, Culture and Community Services (ACCS) 2018 Operating Budget for Homelessness Services.
- C. THAT Council approve the Temporary Modular Housing Homelessness Action Week (TMH HAW) grants in the individual amounts, and to the four organizations outlined in Appendix B of of the Administrative Report dated May 18, 2018, entitled "2018 Homelessness Services Grant Allocations (Streethome Foundation, Homelessness Action Week (HAW), and Temporary Modular Housing Homelessness Action Week (TMH HAW))" (\$12,000 in aggregate); source of funds to be the Arts, Culture and Community Services (ACCS) 2018 Operating Budget for Homelessness Services.
- D. THAT, pursuant to Section 206(1)(j) of the Vancouver Charter, Council deem the organizations listed in Appendices A and B of the Administrative Report dated May 18, 2018, entitled "2018 Homelessness Services Grant Allocations (Streethome Foundation, Homelessness Action Week (HAW), and Temporary Modular Housing Homelessness Action Week (TMH HAW))" which are not otherwise a registered charity with Canada Revenue Agency to be contributing to the health and welfare of the city.

- E. THAT all grants be subject to each approved recipient organization executing and delivering a grant agreement (or signing and returning a grant letter agreeing in writing to its terms).
- F. THAT all grant agreements and/or grant approval letters be on the terms generally outlined in the Administrative Report dated May 18, 2018, entitled "2018 Homelessness Services Grant Allocations (Streetohome Foundation, Homelessness Action Week (HAW), and Temporary Modular Housing Homelessness Action Week (TMH HAW))" and otherwise satisfactory to the General Manager Arts, Culture and Community Services and City Solicitor.
- G. THAT, the General Manager Arts, Culture and Community Services be authorized to execute all grant approval letters, and the City Solicitor be authorized to execute all grant agreements, on behalf of the City.
- H. THAT no legal rights or obligations are created by the approval of A, B and C above unless and until an actual grant agreement (or letter agreement) is executed and delivered by the City and the approved recipient organization.

ADOPTED ON CONSENT AND

A to C BY THE REQUIRED MAJORITY (Vote No. 03006)
(Councillor Ball absent on Medical Leave)

3. Vancouver Civic Theatres Rental Rates 2019-2020
April 27, 2018

This report was referred to the Standing Committee on Policy and Strategic Priorities meeting on June 20, 2018, in order to hear from speakers.

4. Acquisition of Social Housing at 1810 Alberni Street
May 22, 2018

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 acquisition, for a nominal purchase price, from the owner / developer of a mixed use building at 1810 Alberni Street, legally described as: PID 004-414-632, Lot C of Lot 29 Block 65 District Lot 185 Plan 4795 (the "Lands") of an air space parcel (the "Social Housing Air Space Parcel") whereby:

- i. the Social Housing Air Space Parcel will contain approximately 2421.4 m² (26,064 sq ft.) of residential floor area and no fewer than 24 units of Social Housing (the "Social Housing Units") as well as associated amenity areas, 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; and,

- 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 in accordance with DP-2017-01157 – conditionally approved by the Development Permit Board on April 3, 2018, pursuant to the C-5A District Schedule.

ADOPTED ON CONSENT (Vote No. 03008)
(Councillor Ball absent on Medical Leave)

**5. Financial Disclosure Act – Designation of Municipal Employees
June 8, 2018**

- A. THAT Council adopt the resolution attached as Appendix A to the Memo from the Deputy City Manager, dated June 18, 2018, entitled “Financial Disclosure Act – Designation of Municipal Employees RTS 12666”, designating certain senior staff as municipal employees for purposes of the *Financial Disclosure Act*.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to repeal By-law No. 7331 as redundant.

ADOPTED ON CONSENT (Vote No. 03009)
(Councillor Ball absent on Medical Leave)

**6. Donation of 8902 Milton Street to 3770 Investments Ltd. for the Musqueam Indian Band
June 8, 2018**

THAT Council authorize the General Manager of Real Estate and Facilities Management to negotiate and enter into a binding Donation Agreement with 3770 Investments Ltd. or another wholly-owned subsidiary (the “MIB Company”) of the Musqueam Indian Band (the “Musqueam”) for the transfer of 8902 Milton Street, legally described as: PID 008-774-927, Lot 32, Block 1, District Lot 318, Plan 12844 (the “Subject Site”) for its ongoing heritage and cultural protection, on terms acceptable to the Directors of Real Estate Services and Legal Services;

FURTHER THAT no legal rights or obligations will arise or be created between the City and MIB Company or the Musqueam unless and until a legally binding Donation Agreement is successfully negotiated, executed and delivered by the Musqueam and the City through their authorized signatories, and approved by the General Manager of Real Estate and Facilities Management.

ADOPTED ON CONSENT AND
BY THE REQUIRED MAJORITY (Vote No. 03010)
(Councillor Ball absent on Medical Leave)

POLICY REPORTS

1. **Miscellaneous Amendments - Zoning and Development By-law, Various CD-1 By-laws, and Noise Control, Parking and Sign By-laws June 5, 2018**

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to:
- (i) amend CD-1 () By-law No. _____ for 155 East 37th Avenue (Little Mountain) for a minor text amendment to clarify the maximum permitted floor area for residential uses in Sub-area A, exclude below-grade residential storage from Floor Space Ratio (FSR) calculations, and correct an inadvertent error on the heights of mixed-use sub-areas A and B, generally as presented in Appendix A of the Policy Report dated June 5, 2018, entitled "Miscellaneous Amendments - Zoning and Development By-law, Various CD-1 By-laws, and Noise Control, Parking and Sign By-laws";
 - (ii) amend CD-1 (696) By-law No. 12105 for 500-650 West 57th Avenue (Pearson Dogwood) for a minor text amendment to clarify health care office as a permitted use and simplify the table listing maximum permitted heights, generally as presented in Appendix B of the above-noted report;
 - (iii) amend CD-1 (693) By-law No. 12034 for 809 West 23rd Avenue for a minor text amendment to include Multiple Conversion and Infill Dwelling uses, generally as presented in Appendix C of the above-noted report;
 - (iv) repeal superseded CD-1 (21) By-law No. 4035 for 725-747 Southeast Marine Drive, CD-1 (598) By-law No. 11192 for 508 Helmcken Street, and the Amending Sign By-law No. 11193 for 508 Helmcken Street;
 - (v) amend CD-1 (679) By-law No. 11930 for 725-747 Southeast Marine Drive for a minor text amendment to add Child Day Care Facility and Community Centre or Neighbourhood House as uses excluded from FSR calculations, generally as presented in Appendix D of the above-noted report;
 - (vi) amend CD-1 (562) By-law No. 10870 for 508 Helmcken Street to correct the CD-1 area generally as presented in Appendix E of the above-noted report;
 - (vii) amend CD-1 (659), CD-1 (672), CD-1 (677), and CD-1 (682) to include "Grocery Store with Liquor Store" use as per recent updates to all CD-1 Districts with Grocery Store with Drug Store use, general as presented in Appendix F of the above-noted report; and
 - (viii) amend the Sign By-law, Noise Control By-law, Parking By-law, to correct inadvertent CD-1 numbering errors, generally as presented in Appendices G, H and I of the above-noted report;

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 Appendices A through I of the above-noted report for consideration at Public Hearing.

ADOPTED ON CONSENT (Vote No. 03012)

**2. CD-1 Rezoning: 3560-3570 Hull Street and 2070-2090 East 20th Avenue
June 5, 2018**

A. THAT the application by Wensley Architecture Ltd. on behalf of The Molnar Group (Investments) Ltd., the registered owner, to rezone [*Lots 1, 2, and 3, all of Block 16, District Lot 195, Plan 11972; Lot 15, Except Portions in Plan 8493 and 9132, District Lot 195, Plan 745; PIDs: 008-978-476, 005-855-071, 008-978-492 and 015-140-199 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.60 to 1.58 and the maximum building height from 9.5 m (31.2 ft.) to 12.8 m (42.0 ft.), to permit the development of 3½ - storey townhouses and a four-storey apartment building, along with the retention, relocation, designation and protection of a heritage home at 2088 East 20th Avenue, for a combined total of 69 secured market rental housing units, be referred to a Public Hearing, together with:

- (i) plans prepared Wensley Architecture Ltd., received April 28, 2017 and amended March 27, 2018;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 3560-3570 Hull Street and 2070-2090 East 20th Avenue"; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B of the above-noted report.

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

B. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 3560-3570 Hull Street and 2070-2090 East 20th Avenue";

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

C. THAT Council add the Rosenberg Residence (the "heritage building") at 2088 East 20th Avenue [*Lot 2, Block 16, District Lot 195, Plan 11972*] to the Vancouver Heritage Register in the "C" evaluation category.

- D. THAT the heritage designation of the heritage building's exterior at 2088 East 20th Avenue [*Lot 2, Block 16, District Lot 195, Plan 11972*] as protected heritage property be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to bring forward the Heritage Designation By-law generally as set out in Appendix D of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 3570-3580 Hull Street and 2070-2090 East 20th Avenue" for consideration at the Public Hearing.

- E. THAT, if after Public Hearing, Council approves in principle the rezoning, the heritage designation and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 3570-3580 Hull Street and 2070-2090 East 20th Avenue", the Director of Legal Services be instructed to prepare the necessary Heritage Designation and Housing Agreement By-laws for enactment prior to enactment of the CD-1 By-law contemplated by the above-noted 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.
- 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. 03013)
(Councillor Ball absent on Medical Leave)
(Councillor Bremner ineligible for the vote due to Conflict of Interest)

**3. CD-1 Rezoning: 5809-5811 Main Street (198 Ontario Place)
June 5, 2018**

MOVED by Councillor Jang
SECONDED by Councillor Carr

- A. THAT the application by Marianne Amodio Architecture Studio, on behalf of Tomo Spaces Inc., the registered owner, to rezone 5809-5811 Main Street (198 Ontario Place) [*Lots 1 and 2, Except (A) the West 8 Feet Now Lane and (B) Part in Plan 4457, both of Lot 2, Block C, District Lot 643, Plan 2175; PIDs: 013-987-038 and 013-987-046, respectively*] from RT-2 (Two-Family Dwelling) to

CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 1.62 and the building height from 9.2 m (30 ft.) to 14.1 m (46 ft.) to permit the development of a 3.5-storey residential building with 12 co-housing units, including three affordable homeownership units, be referred to a Public Hearing, together with:

- (i) plans prepared by Marianne Amodio Architecture Studio, received on November 9, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 5809-5811 Main Street (198 Ontario Place)"; 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 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 June 5, 2018, entitled "CD-1 Rezoning: 5809-5811 Main Street (198 Ontario Place)", 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 property owner(s) and their mortgagee(s) prior to enactment of the CD-1 By-law contemplated by the above-noted report.
- C. THAT A and B 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 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. 03014)

**4. CD-1 Rezoning: 2109 West 35th Avenue
June 5, 2018**

- A. THAT the application by b Squared Architecture Inc., on behalf of Tamanna Concept LTD, the registered owner, to rezone 2109 West 35th Avenue [*Lot 7 of Lot 3 Blk 19, DL 526, Plan 4855; PID 011-298-766*] from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 0.86 FSR and the height from 10.7 m to 11.09 m to permit the development of a three-storey residential building containing a total of 12 for-profit affordable rental units, be referred to a Public Hearing together with:
- (i) Plans prepared by b Squared Architecture Inc., received on November 9, 2017;
 - (ii) Draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 2109 West 35th Avenue"; 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 Public Hearing.

- B. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 2109 West 35th Avenue";

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

- C. THAT, 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 June 5, 2018, entitled "CD-1 Rezoning: 2109 West 35th Avenue", 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 above-noted report.

- D. THAT A through 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 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. 03015)
(Councillor Ball absent on Medical Leave)

**5. CD-1 Text Amendment: 605-695 Southeast Marine Drive
June 5, 2018**

- A. THAT the application by Serracan Properties Ltd. on behalf of Fraser Marine Drive Holdings Inc., the registered owner, to amend the text of CD-1 (Comprehensive Development) District (99) By-law No. 4238 and No. 4860 for 605-695 Southeast Marine Drive [*Lot B of Lot L, Block 30, District Lot 313 Plan 12285; PID: 007-037-201; and Lot G of Lot E, Block 31, District Lot 313 Plan 9905; PID 007-037-171*] to add 'Liquor Store' as an allowable use to enable the temporary relocation of an existing liquor store, be referred to a Public Hearing, together with:
 - (i) draft by-law amendments generally as presented in Appendix A of the Policy Report dated June 5, 2018, entitled "CD-1 Text Amendment – 605-695 Southeast Marine Drive"; and
 - (ii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application

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

- B. THAT A 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; 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. 03016)

**6. CD-1 Rezoning: 988 West 64th Avenue and 8030-8130 Oak Street
June 5, 2018**

- A. THAT the application by Arno Matis Architecture on behalf of Oak & 64th Nominee Ltd., the registered owner, to rezone 988 West 64th Avenue and 8030-8130 Oak Street [*Lot 1, Except the West 7 Feet and the East 10 Feet, Now Highways, Block 15; and Lots 2 to 7, Except the West 7 Feet and the East 10 Feet, Now Highways, of Lot 15, all of Block B District Lots 319, 323 and 324 Plan 1685; PIDs: 002-925-214, 015-619-613, 014-438,062, 008-762-309, 014-434-997, 011-952-792, and 014-435-021, respectively*], from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.50 and to increase the maximum building height from 10.7 m (35 ft.) to 21.8 m (71.6 ft.), to permit the development of three six-storey residential buildings containing a total of 130 market residential units, be referred to a Public Hearing with:
- (i) plans prepared by Arno Matis Architecture Inc., received December 13, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 988 West 64th Avenue and 8030-8130 Oak 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 Public Hearing.

- B. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 988 West 64th Avenue and 8030-8130 Oak Street";

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

- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the 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. 03017)
(Councillor Ball absent on Medical Leave)

**7. CD-1 Rezoning: 8444-8480 Oak Street
May 1, 2018**

A. THAT the application by AVRP Architecture Inc., on behalf of Shinbound Holdings Inc., the registered owner, to rezone 8444-8480 Oak Street [*Lots K-N, Except the East 10 Feet and the West 7 Feet, Now Highways of Lot 32, Block B, District Lots 319, 323 and 324, Plan 2010; PIDs: 014-110-342, 007-461-861, 014-110-555, 014-110-571, respectively*], from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 2.50 and to increase the height from 9.2 m (30 ft.) to 21.3 m (70 ft.), to permit the development of a six-storey residential building containing a total of 40 market residential units, be referred to a Public Hearing together with:

- (i) plans prepared by AVRP Architecture Inc., received September 15, 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: 8444-8480 Oak 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 Public Hearing.

B. THAT A 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. 03018)
(Councillor Ball absent on Medical Leave)

**8. CD-1 Rezoning: 146-186 West 41st Avenue and 5726 Columbia Street
May 1, 2018**

- A. THAT the application by Bogner Bromley Homes Ltd., on behalf of 1060937 B.C. Ltd., the registered owner, to rezone 146-186 West 41st Avenue and 5726 Columbia Street [*Lots A through F and Amended Lot G (See 330115L), all of Block 1023, District Lot 526, Plan 8085; PIDs 010-254-633, 010-254-641, 010-254-650, 008-755-914, 010-254-668, 010254-684 and 010-255-052 respectively*] from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.88 and the height from 10.7 m (35 ft.) to 15.1 m (49.4 ft.) to permit a townhouse development that includes two four-storey buildings and four two-storey buildings, containing a total of 40 market residential units, be referred to a Public Hearing together with:
 - (i) plans prepared by Raymond Letkeman Architects Inc., received on September 11, 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: 146-186 West 41st Avenue and 5726 Columbia 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 Public Hearing.

- B. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated May 1, 2018, entitled "CD-1 Rezoning: 146-186 West 41st Avenue and 5726 Columbia Street";

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

- C. THAT A and B above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and 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. 03019)
(Councillor Ball absent on Medical Leave)

**9. CD-1 Text Amendment: 2133 Nanton Avenue and 4189 Yew Street
(Arbutus Centre)
June 11, 2018**

At 9:45 am, Councillor De Genova declared Conflict of Interest on this item as she has been working with the applicant on other projects. She left the meeting at 2:28 pm and did not return until the conclusion of the vote on this matter at 2:31 pm.

MOVED by Councillor Deal
SECONDED by Councillor Jang

- A. THAT the application by Arbutus Village Holdings Ltd. (Larco Investments) to amend CD-1 (642) By-law No. 11658, as amended by By-law No. 11749 (collectively, the "CD-1 By-law") for 2133 Nanton Avenue [PID: 029-960-843; Lot 2, District Lot 526, Group 1, New Westminster District Plan EPP59809] and 4189 Yew Street [PID: 029-960-835; Lot 1, District Lot 526, Group 1, New Westminster District Plan EPP59809] to increase the allowable floor area by 8,016 sq. m (86,283 sq. ft.) to a sitewide maximum of 75,081 sq. m (808,165 sq. ft.) for all uses combined, a maximum of 65,016 sq. m (699,826 sq. ft.) for residential uses, a minimum of 10,065 sq. m (108,338 sq. ft.) of non-dwelling uses, and to increase the maximum building height from 57 m (187 ft.) to 60 m (197 ft.) geodetic datum for Block C and from 57 m (187 ft.) to 72 m (236 ft.) geodetic datum for Block D, be referred to a Public Hearing, together with:
 - (i) Plans prepared by Dialogue Architects, received December 22, 2017;
 - (ii) Draft amendments to the CD-1 By-law, generally as presented in Appendix A of the Policy Report dated June 11, 2018, entitled "CD-1 Text Amendment: 2133 Nanton Avenue and 4189 Yew Street (Arbutus Centre)"; 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 amendment to the 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 June 11, 2018, entitled "CD-1 Text Amendment: 2133 Nanton Avenue and 4189 Yew Street (Arbutus Centre)", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to the enactment of the zoning by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.
- C. THAT A 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;
 - (iii) 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.

CARRIED UNANIMOUSLY (Vote No. 03020)
(Councillor De Genova absent for the vote due to Conflict of Interest)

**10. CD-1 Rezoning: 4175 West 29th Avenue (St. George's Senior School)
June 5, 2018**

- A. THAT the application by Perkins and Will on behalf of the St. George's School Foundation, the registered owner, to rezone 4175 West 29th Avenue [*PID: 025-453-254; Parcel 100, Block 292, District Lot 140, Group 1, New Westminster District Plan BCP420*] from RS-5 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to permit the redevelopment of the St. George's Senior School campus, increase the height from 10.7 m (35 ft.) to 18.9 m (62 ft.), allow for accessory staff and student housing, and introduce a maximum student enrolment, be referred to a Public Hearing together with:
- (i) plans prepared by Perkins and Will, received on January 12, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 4175 West 29th Avenue (St. George's Senior School); 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 Public Hearing.

- B. THAT, at the time of enactment of the CD-1 By-law, the General Manager of Development Services be instructed to bring forward for approval the CD-1 Design Guidelines, generally as presented in Appendix F of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 4175 West 29th Avenue (St. George's Senior School).
- C. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 4175 West 29th Avenue (St. George's Senior School).
- 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 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. 03011)
(Councillor Ball absent on Medical Leave)

**11. Amendments to the Zoning and Development By-law and Building By-law -
Accessible Path of Travel Policy Review
June 5, 2018**

MOVED by Councillor Deal
SECONDED by Councillor Jang

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Zoning and Development By-law as follows:
 - (i) In Section 10:
 - a. require a minimum of 20% of all dwelling units in new townhouse, stacked townhouse and rowhouse developments, on sites with a frontage of 27.4 m or greater in any district including a CD-1

- (Comprehensive Development) District, to provide an accessible path of travel from the street to an entrance;
- b. permit the Director of Planning to relax the minimum 20% requirement in A (i) a., or the height requirement in the appropriate district schedule, where compliance would result in unnecessary hardship; and
 - c. for one-family dwellings and two-family dwellings, with or without a secondary suite, on sites with a frontage of 10.06 m or less, permit a floor area exclusion of 0.5% to regain the amount of usable space available prior to the introduction of the adaptability provisions in the 2014 Building By-law.
- (ii) In Section 11.24:
- a. require new laneway houses with at least 40 sq. m of habitable floor area on the ground floor and on a site with a frontage of 15.3 m or greater, to provide an accessible path of travel from an on-site parking space or the street, where feasible, to an entrance; and
 - b. permit the Director of Planning to relax the requirement for an accessible path of travel in A (ii) a. where due to conditions peculiar to the site or to the proposed development, compliance would result in unnecessary hardship.
- (iii) In Section 3.2.1(g), enable the Director of Planning to relax requirements for yards, setbacks, site coverage, permeability, building depth and side door entrance to enable ramps, lifts, at-grade entries or other enhanced accessibility features for townhouse, stacked townhouse or rowhouse units not in combination with an apartment building.

FURTHER THAT the application be referred to Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws generally in accordance with Appendix A of the Policy Report dated June 5, 2018, entitled "Amendments to the Zoning and Development By-law and Building By-law – Accessible Path of Travel Policy Review" for consideration at the Public Hearing.

- B. THAT Council seek to amend the Building By-law, generally in accordance with Appendix B of the Policy Report dated June 5, 2018, entitled "Amendments to the Zoning and Development By-law and Building By-law – Accessible Path of Travel Policy Review", to update adaptable housing requirements to align with the proposed amendments to the Zoning and Development By-law;

FURTHER THAT the application be referred to Public Hearing;

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

- C. THAT Council direct staff to amend the Enhanced Accessibility Guidelines and all other relevant Guidelines with design considerations for townhouse, stacked townhouse and rowhouse units and laneway houses to align with approved policy changes.
- D. THAT Council direct staff to monitor the development of visitable/adaptable dwelling units in coordination with the development of a potential City-wide Accessibility Strategy and report back on further recommended improvements as necessary.
- E. THAT C and D above also be referred to Public Hearing.
- 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 any 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 any rezoning by-laws; 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.

CARRIED (Vote No. 02988)
(Councillors Ball, Bremner and De Genova opposed)

BY-LAWS

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

CARRIED UNANIMOUSLY

1. A By-law to levy Rates on qualifying real property in the West Broadway Business Improvement Area (By-law No. 12116)
2. A By-law to levy Rates on qualifying real property in the Cambie Village Business Improvement Area (By-law No. 12117)
3. A By-law to levy Rates on qualifying real property in the Chinatown Business Improvement Area (By-law No. 12118)

4. A By-law to levy Rates on qualifying real property in the Collingwood Business Improvement Area (By-law No. 12119)
5. A By-law to levy Rates on qualifying real property in the Commercial Drive Business Improvement Area (By-law No. 12120)
6. A By-law to levy Rates on qualifying real property in the Downtown Business Improvement Area (By-law No. 12121)
7. A By-law to levy Rates on qualifying real property in the Dunbar Village Business Improvement Area (By-law No. 12122)
8. A By-law to levy Rates on qualifying real property in the Fraser Street Business Improvement Area (By-law No. 12123)
9. A By-law to levy Rates on qualifying real property in the Gastown Business Improvement Area (By-law No. 12124)
10. A By-law to levy Rates on qualifying real property in the Hastings Crossing Business Improvement Area (By-law No. 12125)
11. A By-law to levy Rates on qualifying real property in the Hastings North Business Improvement Area (By-law No. 12126)
12. A By-law to levy Rates on qualifying real property in the Hastings North Expansion Business Improvement Area (By-law No. 12127)
13. A By-law to levy Rates on qualifying real property in the Kerrisdale Business Improvement Area (By-law No. 12128)
14. A By-law to levy Rates on qualifying real property in the Kitsilano 4th Avenue Business Improvement Area (By-law No. 12129)
15. A By-law to levy Rates on qualifying real property in the Marpole Business Improvement Area (By-law No. 12130)
16. A By-law to levy Rates on qualifying real property in the Mount Pleasant Business Improvement Area (By-law No. 12131)
17. A By-law to levy Rates on qualifying real property in the Mount Pleasant Expansion Business Improvement Area (By-law No. 12132)
18. A By-law to levy Rates on qualifying real property in the Point Grey Village Business Improvement Area (By-law No. 12133)
19. A By-law to levy Rates on qualifying real property in the Robson Street Business Improvement Area (By-law No. 12134)
20. A By-law to levy rates on qualifying real property in the South Granville Business Improvement Area (By-law No. 12135)
21. A By-law to levy rates on qualifying real property in the Strathcona Business Improvement Area (By-law No. 12136)

22. A By-law to levy rates on qualifying real property in the Victoria Drive Business Improvement Area (By-law No. 12137)
23. A By-law to levy rates on qualifying real property in the West End Business Improvement Area (By-law No. 12138)
24. A By-law to levy rates on qualifying real property in the Yaletown Business Improvement Area (By-law No. 12139)
25. A By-law to amend the Sign By-law No. 6510 (920 East Hastings Street, Ray-Cam Co-operative Community Centre) (By-law No. 12140)
(Councillors Louie and Reimer ineligible for the vote)
26. A By-law to amend Noise Control By-law No. 6555 (920 East Hastings Street, Ray-Cam Community Centre) (By-law No. 12141)
27. A By-law to Amend Zoning and Development By-law No. 3575 and various CD-1 By-laws regarding public bike share (By-law No. 12142)
28. A By-law to amend Miscellaneous Fees By-law No. 5664 regarding fees for searches concerning Residential Tenancy Matters (By-law No. 12143)
29. A By-law to amend Street and Traffic By-law No. 2849 regarding Truck Routes (By-law No. 12144)
30. A By-law to amend Election By-law No. 9070 regarding the order of names on the ballot (By-law No. 12145)
31. A By-law to repeal “A By-law to designate municipal employees pursuant to the Financial Disclosure Act” (By-law No. 12146)
32. A By-law to Amend Business Prohibition By-law No. 5156 Regarding Conversion Therapy (By-law No. 12147)

MOTIONS

A. Administrative Motions

1. **Approval of Form of Development – 969 Burrard Street and 1019-1045 Nelson Street**

MOVED by Councillor Jang
SECONDED by Councillor Deal

THAT the form of development for this portion of the site known as 969 Burrard Street and 1019-1045 Nelson Street (1033 Nelson Street being the development permit application address) be approved generally as illustrated in the Development Application Number DP-2017-00905, prepared by Shinobu Homma of Revery Architecture, and stamped “Received, Community Services Group, Development Services”, on February 13, 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

2. Resolution to Designate Senior Municipal Employees under the Financial Disclosure Act

The Mayor advised the resolution had changed due to the correction to Administrative Report 5 contained in the memo dated June 18, 2018, from the Deputy City Manager.

MOVED by Councillor Jang
SECONDED by Councillor Deal

WHEREAS the Financial Disclosure Act, R.S.B.C. 1996 c. 139, requires that a designated municipal employee must disclose certain financial holdings in accordance with the Financial Disclosure Act.

THEREFORE IT BE RESOLVED THAT the Council of the City of Vancouver hereby designates the persons who hold or are appointed to any of the following offices or positions to be a “municipal employee”, as that term is defined in the Financial Disclosure Act:

- (a) City Manager;
- (b) Deputy City Manager;
- (c) Chief Human Resources Officer;
- (d) General Manager, Real Estate and Facilities Management;
- (e) Fire Chief and General Manager, Vancouver Fire and Rescue Services and Emergency Management;
- (f) Director of Legal Services;
- (g) General Manager, Planning, Urban Design and Sustainability;
- (h) General Manager, Engineering Services;
- (i) General Manager, Development, Buildings and Licensing;
- (j) General Manager, Park Board;
- (k) General Manager, Finance, Risk and Supply Chain Management;
- (l) Communications Director;
- (m) General Manager, Arts, Culture and Community Services;
- (n) Directors, Assistant Directors and Managers in the Department of Development, Buildings and Licensing;
- (o) Directors and Assistant Directors and Managers in the Department of Planning, Urban Design and Sustainability;
- (p) Directors, Associate Directors and Managers in the Department of Real Estate & Facilities Management;
- (q) City Clerk;
- (r) Chief Procurement Officer; and
- (s) Director, Civic Theatres.

AND BE IT FURTHER RESOLVED THAT this resolution does not designate anyone as a municipal employee if they hold an office or position named in this resolution on an acting or temporary basis only.

AND BE IT FURTHER RESOLVED THAT this resolution comes into force and takes effect upon the repeal of By-law 7331.

CARRIED UNANIMOUSLY

B. Motions on Notice

1. Requests for Leaves of Absence

MOVED by Councillor De Genova

SECONDED by Councillor Jang

- A. THAT Councillor Ball be granted Leave of Absence for Personal Reasons for the Public Hearing to be held Tuesday, July 17, 2018.
- B. THAT Councillor Stevenson be granted Leave of Absence for Civic Business for meetings to be held July 11 and 18, 2018.

CARRIED UNANIMOUSLY (Vote No. 03022)

2. Restoring Provincial Coordination of Planning and Funding of Flood Management Infrastructure in the Lower Fraser River and South Coast

MOVED by Councillor Reimer

SECONDED by Councillor Carr

WHEREAS

1. Along the lower Fraser River and south coast of British Columbia, regional planning and funding of flood management infrastructure has become poorly coordinated and underfunded since the provincial government devolved much of its role in flood protection in the mid-2000s;
2. Sea level rise, freshet events, and seismic standards will require significant upgrades to flood protection in the City of Vancouver and elsewhere along the lower Fraser River and south coast.

THEREFORE BE IT RESOLVED THAT the motion below regarding provincial coordination of planning and funding of flood management infrastructure in the lower Fraser River and south coast be submitted to the Union of BC Municipalities for consideration at the 2018 Annual Convention:

WHEREAS along the lower Fraser River and south coast of British Columbia, regional planning and funding of flood management infrastructure has become poorly coordinated and underfunded since the provincial government devolved much of its role in flood protection in the mid-2000s;

AND WHEREAS sea level rise, freshet events, and seismic standards will require significant upgrades to flood protection in the city of Vancouver and elsewhere along the lower Fraser River and south coast.

THEREFORE BE IT RESOLVED THAT the Provincial government works with local governments along the lower Fraser River and south coast to restore the provincial government's role in coordinating regional flood protection and the provision of long-term sustainable funding to enable resilient flood management planning and infrastructure efforts.

CARRIED UNANIMIOUSLY (Vote No. 02989)

3. Need for Equitable Recognition and Support for Urban Indigenous Communities in Policy, Programs, Funding and Consultation in British Columbia and Canada

MOVED by Councillor Reimer
SECONDED by Councillor Jang

WHEREAS

1. The United Nations (UN) Declaration on the Rights of Indigenous Peoples recognizes rights to self-determination, language, culture, and health as well as rights connected to equity, justice and access;
2. The Truth and Reconciliation Commission (TRC) calls to action recognize the needs of off reserve Indigenous communities;
3. 70 per cent of Indigenous peoples in British Columbia and Canada live off reserve in urban centres;
4. Urban Indigenous peoples move to and live in urban centres for many of the same reasons all people make this choice: for work, education, access to amenities, to be closer to loved ones, and to create a good life for themselves and their children;
5. Urban Indigenous peoples have a long history of convening, programming, innovating and collaborating to serve across geographic and cultural differences and demonstrate strong skills and capacities in this space;
6. Current federal and provincial government programs have failed to acknowledge urban Indigenous peoples in significant policies, programs and funding opportunities linked to social health determinants including poverty reduction, housing, training and education, heritage and culture, child care and health;
7. Urban Indigenous peoples are over-represented across health and social inequities.

THEREFORE BE IT RESOLVED THAT the motion below regarding the need for equitable recognition and support for urban indigenous communities in policy, programs, funding and consultation in British Columbia be submitted to the Union of BC Municipalities (UBCM) for consideration at the 2018 Annual Convention:

WHEREAS the United Nations (UN) Declaration on the Rights of Indigenous Peoples recognizes rights to self-determination, language, culture, and health as well as rights connected to equity, justice and access and the Truth and Reconciliation Commission (TRC) calls to action recognize the needs of the 70 per cent of Indigenous people in British Columbia that live off reserve in urban centres, largely to pursue work, education, access to amenities, to be closer to loved ones, and to create a good life for themselves and their children;

AND WHEREAS urban Indigenous peoples are over represented across health and social inequities, yet current provincial government programs have failed to acknowledge urban Indigenous peoples in significant policies, programs and funding opportunities linked to social health determinants including poverty reduction, housing, training and education, heritage and culture, child care and health.

THEREFORE BE IT RESOLVED THAT the Province recognize and treat urban Indigenous people equitably in provincial policies and regulation, programs and funding initiatives, and consultations that are tied to root causes of inequities and improved social determinants of health including housing, access and connection to culture, education and training, child and family services and income generation.

FURTHER THAT the motion below regarding the need for equitable recognition and support for urban indigenous communities in policy, programs, funding and consultation in Canada be forwarded to the Federation of Canadian Municipalities (FCM) for their consideration:

WHEREAS the United Nations (UN) Declaration on the Rights of Indigenous Peoples recognizes rights to self-determination, language, culture, and health as well as rights connected to equity, justice and access and the Truth and Reconciliation Commission (TRC) calls to action recognize the needs of the 70 per cent of Indigenous people in British Columbia that live off reserve in urban centres, largely to pursue work, education, access to amenities, to be closer to loved ones, and to create a good life for themselves and their children;

AND WHEREAS urban Indigenous peoples are over represented across health and social inequities, yet current federal government programs have failed to acknowledge urban Indigenous peoples in significant policies, programs and funding opportunities linked to social health determinants including poverty reduction, housing, training and education, heritage and culture, child care and health.

THEREFORE BE IT RESOLVED THAT the Federal Government recognize and treat urban Indigenous people equitably in federal policies and regulation, programs and funding initiatives, and consultations that are tied to root causes of inequities and improved social determinants of health including housing, access and connection to culture, education and training, child and family services and income generation.

CARRIED UNANIMOUSLY (Vote No. 02990)

4. Assessing Affordability and Effectiveness of Short Term Incentives for Rental (STIR) and Rental 100 Programs

MOVED by Councillor Carr

SECONDED by Councillor De Genova

WHEREAS

1. The goal of both the Short Term Incentives for Rental (STIR) Program, in place from 2009 to 2011, and the Rental 100 Program, in place since 2012, has been to provide more affordable housing for Vancouver residents;
2. Both the STIR and Rental 100 Programs have been subsidized by Vancouver taxpayers through providing incentives to developers that include waiving Development Cost Levies (DCLs);
3. Although the earlier STIR projects were not bound by any City by-law regarding the maximum amount of rent per rental unit that could be charged at first occupancy, the City of Vancouver has required that Rental 100 projects not exceed rents at first occupancy as stipulated in the city's DCL by-law; rents that are adjusted annually to reflect CMHC-assessed market rents for the east and west sides of the city;
4. To date, the City has not tracked what has happened to rents in the STIR and Rental 100 projects after each project's completion.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to audit the completed Short Term Incentives for Rental (STIR) and Rental 100 projects to compare rents as proposed in project proposals approved by Council with rents at first occupancy and current rents and report back to Council as quickly as feasible.
- B. THAT the report back to Council include the cost to the City in terms of DCL waivers per unit of rental housing, and recommendations to improve the effectiveness of the Rental 100 program in delivering cost-effective affordable rental housing that meets the needs of Vancouver renters.

referred

REFERRAL MOVED by Councillor Reimer

SECONDED by Councillor Jang

THAT the motion entitled "Assessing Affordability and Effectiveness of Short Term Incentives for Rental (STIR) and Rental 100 Programs" be referred to the Standing Committee on Policy and Strategic Priorities meeting to consider in the context of the Housing Vancouver Update.

CARRIED UNANIMOUSLY (Vote No. 02991)

5. Special Federation of Canadian Municipalities (FCM) Advocacy Fund

MOVED by Acting Mayor Louie
SECONDED by Mayor Robertson

WHEREAS

1. The Federation of Canadian Municipalities (FCM) has a long track record of delivering gains for all Canadian municipalities, like the permanent Gas Tax Fund; and
2. The FCM's hard work and influence has significantly shaped historic gains for local governments starting with our Election 2015 breakthrough, including:
 - The **Investing in Canada infrastructure plan** — a 12-year, \$180 billion federal investment in local infrastructure, from public transit to wastewater system upgrades;
 - Canada's first-ever **national housing strategy**, including key commitments to repair and build affordable housing across the country;
 - A strengthened **seat at the table**, including through unprecedented engagement with federal ministers, as well as with opposition leaders and the Prime Minister;
 - A **predictable federal allocation model** for transit expansions that puts municipalities in the driver's seat;
 - A \$2 billion **rural and northern infrastructure fund** — the biggest investment of its kind in a generation;
 - Better access to **high-speed broadband** through the federal Connect to Innovate program and the CRTC decision to mandate universal broadband access;
 - New **capacity-building programs** on asset management and climate change — led by FCM — as well as a new \$125 million capital investment in FCM's Green Municipal Fund;
3. The 2019 election is a vital opportunity to build on those gains and to consolidate the municipal sector's position as an essential national partner to any federal government no matter which party wins the next federal election;
4. The FCM's Special Advocacy Fund will drive FCM's largest and most ambitious campaign ever, which will result in an extended campaign reaching out to every federal party to keep municipal priorities front-and-centre heading into Election 2019, as well as in the crucial first months of a new government.

THEREFORE BE IT RESOLVED THAT Council approves the municipality's participation in the Federation of Canadian Municipality's (FCM) Special Advocacy Fund for the 2019 federal election of \$21,400 per year for the next 2 years.

CARRIED UNANIMOUSLY (Vote No. 02992)

NEW BUSINESS

1. Provincial Single-Use Item Reduction Strategy

MOVED by Councillor Carr

SECONDED by Councillor Reimer

WHEREAS

1. Waste from single-use items such as shopping bags, disposable cups, take-out containers, straws and utensils is generated in large quantities, requires a significant amount of resources to produce, is not often reused or recycled, is a significant component of street and shoreline litter, takes up valuable space in landfills, and costs municipal taxpayers millions of dollars to collect from public waste bins and litter;
2. Local governments can work on diversion and management of materials but the provincial government has more powers to influence what kinds of materials are used, the volume of those materials and reductions of those volumes as well as the power to regulate extended producer responsibility programs;
3. British Columbia's extended producer responsibility program for packaging and paper products includes recyclable single-use items generated by residents and in the public realm, but not compostable single-use items or single-use items generated by the industrial, commercial and institutional (ICI) sector.

THEREFORE BE IT RESOLVED THAT Vancouver City Council submit the following to the Union of BC Municipalities (UBCM) 2018 Convention:

THAT the Province of British Columbia develop a provincial Single-Use Item Reduction Strategy as part of a provincial Zero Waste Strategy, which would include but not necessarily be limited to plastic and paper shopping bags, polystyrene foam cups and polystyrene foam containers, other hot and cold drink cups and take-out containers, straws and utensils, but would exclude all single use items needed for medical use or for people with disabilities.

CARRIED UNANIMOUSLY (Vote No. 02993)

2. Supporting a Comprehensive Public Health Response to the Ongoing Opioid Crisis in British Columbia

MOVED by Councillor Jang

SECONDED by Councillor Louie

THAT the following motion be submitted to the Union of British Columbia Municipalities for the 2018 convention:

WHEREAS

1. The ongoing opioid crisis has taken the lives of over 2,800 residents of British Columbia since January of 2016, eclipsing annual deaths from suicide, motor vehicle incidents, and homicides combined, with Indigenous communities overrepresented amongst those that died from an overdose and Indigenous women more likely than non-Indigenous women to die from an overdose;
2. Partners in provincial and local governments, health, public safety, and community continue to take significant efforts to curb this loss of life, the crisis has been driven by an increasingly deadly and unregulated drug supply that includes fentanyl and other toxic substances that continues to result in a high number of overdose deaths, and while the health system continues to take significant effort to treat people living with addictions, the unregulated supply remains a significant hazard for the population at large.

THEREFORE BE IT RESOLVED THAT the Union of British Columbia Municipalities write to the Prime Minister, Federal Ministers of Health, Justice, and Public Safety and Emergency Preparedness, urging the Government of Canada to support a comprehensive and culturally safe public health approach to the ongoing opioid crisis, beginning with the implementation of low-barrier opioid distribution programs for those most at risk for overdose death whilst initiating a review process for Canada's legislative, regulatory, and policy frameworks governing illegal drugs to move towards a comprehensive regulatory framework for all illegal substances across Canada

CARRIED UNANIMOUSLY (Vote No. 02994)

3. Supporting Independent Small Businesses in Metro Vancouver Through Provincial Assessment and Tax Reform

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT the following motion be submitted to the Union of British Columbia Municipalities for the 2018 convention:

WHEREAS the widespread land speculation and soaring assessments on commercial and industrial properties continue to pose significant affordability challenges to independent small businesses who have limited ability to absorb extraordinary increases in rent and assume all property taxes passed on to them by their landlords, including taxes on the development potential; and

WHEREAS Vancouver City Council has formally submitted a request to the Province of BC in February 2018 to initiate a Province-led intergovernmental workgroup to assess the options put forward by the City of Vancouver to address the impact of soaring property assessments on independent small business tenants in time for the 2019 tax year. The City of Vancouver has not formally heard back from the Province of BC to-date;

THEREFORE BE IT RESOLVED THAT Vancouver City Council call on the Union of BC Municipalities (UBCM) to request the Province of British Columbia to initiate a Province-led intergovernmental workgroup to address these assessment and taxation issues immediately to enable the long-term viability of independent small businesses in Metro Vancouver and the rest of British Columbia.

CARRIED UNANIMOUSLY (Vote No. 02995)

4. Highly Visible Musqueam, Squamish and Tsleil-Waututh Public Art in Downtown

MOVED by Mayor Robertson
SECONDED by Councillor Deal

WHEREAS

1. The City of Vancouver's commitment to Reconciliation includes goals to strengthen relations with local First Nations; promote Indigenous peoples' arts and culture; support awareness and understanding; and incorporate First Nations perspectives for effective City services;
2. Musqueam, Squamish and Tsleil-Waututh (MST) First Nations have approved new local Indigenous-language place names for two prominent downtown spaces, but there is very little MST art visible in downtown Vancouver, which is on their unceded homelands;
3. There are Public Art reserves that can be accessed for major works.

THEREFORE BE IT RESOLVED

- A. THAT staff work with Musqueam, Squamish and Tsleil-Waututh (MST) First Nations to determine the scale and scope of up to three large signature pieces of public art for highly prominent downtown public space(s) including the šxʷłəṇəq Xwtl'e7énk Square and šxʷłəxən Xwtl'a7shn Plaza, and integrating Indigenous design principles;
- B. THAT City staff consult the Public Art Committee and relevant stakeholders;
- C. THAT City staff, led by Cultural Services, proceed with these signature public art commissions, accessing public art reserves along with additional funds from other levels of government and private donors.

CARRIED UNANIMOUSLY (Vote No. 02996)

ENQUIRIES AND OTHER MATTERS

1. Name for Civic Asset for Dal Richards

Councillor De Genova requested information on whether and when the family of Dal Richards would be consulted when the Civic Asset Naming Committee considers an asset for naming after Mr. Richards.

2. Security and Policing Costs for Public Events

Councillor Carr noted the extra security and policing costs are becoming burdensome for some public events such as car free days. She requested information on fees for policing, costs, and ways to ease those burdens. The City Manager advised staff would be reporting back on this at an upcoming Council meeting.

ADJOURNMENT

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:11 pm.

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