



REGULAR COUNCIL MEETING MINUTES

JUNE 10, 2014

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 10, 2014, at 9:38 am, in the Council Chamber, Third Floor, City Hall.

PRESENT: Mayor Gregor Robertson*
Councillor George Affleck
Councillor Elizabeth Ball
Councillor Adriane Carr
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer*
Councillor Tim Stevenson
Councillor Tony Tang

CITY MANAGER'S OFFICE: Penny Ballem, City Manager
Mukhtar Latif, Chief Housing Officer

CITY CLERK'S OFFICE: Wendy Stewart, Deputy City Clerk
Nicole Ludwig, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The proceedings in the Council Chamber were opened with welcoming comments read by Councillor Louie.

"IN CAMERA" MEETING

MOVED by Councillor Stevenson
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:

(b) personal information about an identifiable individual who is being considered for an award or honour, or who has offered to provide a gift to the city on condition of anonymity;

(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;

(g) litigation or potential litigation affecting the city;

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

(k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)

ADOPTION OF MINUTES

1. Regular Council - May 27, 2014

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting of May 27, 2014, be approved.

CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)

2. Regular Council (Planning, Transportation and Environment) - May 27, 2014

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting following the Standing Committee on Planning, Transportation and Environment meeting of May 27, 2014, be approved.

CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)

3. Public Hearing - June 3, 2014

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Public Hearing of June 3, 2014, be approved.

CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)

COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson
SECONDED by Councillor Louie

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair.

CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Deal

THAT Council adopt Policy Reports 2, 3, 4, 5 and 7, on consent.

CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)

REPORT REFERENCE

1. Heritage Action Plan

Brian Jackson, General Manager of Planning and Development Services, provided an update on the Heritage Action Plan including enhancing protection for First Shaughnessy and pre-1940s character houses, and encouraging reuse and recycling of construction waste from pre-1940s homes, as well as an update on the Vancouver Heritage Register. Mr. Jackson, along with Peter Judd, General Manager of Engineering Services, Planning and Development Services staff, and Sustainability staff, responded to questions.

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

REFERRAL MOVED by Councillor Deal

THAT the following reports associated with the report reference "Heritage Action Plan" presented at the Regular Council meeting on June 10, 2014, be referred to the Standing Committee on City Finance and Services meeting on June 11, 2014, in order to hear from speakers:

- (a) Policy Report dated May 30, 2014, entitled "Heritage Action Plan: Steps to Enhance Protection of First Shaughnessy and Pre-1940s Character Houses";
- (b) Administrative Report dated June 3, 2014, entitled "Heritage Action Plan: Encouraging Reuse and Recycling of Construction Waste from Pre-1940 Homes and Construction and Demolition Waste Diversion Strategy", and
- (c) Administrative Report dated May 22, 2014, entitled, "Vancouver Heritage Register Annual Update".

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. REZONING: 1551 Quebec Street, 1600 Ontario Street, and 95/99 East 1st Avenue (Southeast False Creek Areas 3A and 3B)

At the Public Hearing held June 3, 2014, Vancouver City Council concluded the public hearing regarding the above-noted rezoning application and referred discussion and decision to the Regular Council meeting on June 10, 2014, as Unfinished Business.

The Mayor noted that he and Councillor Stevenson would not be participating in the discussion or vote on this matter as they were both absent from the Public Hearing.

MOVED by Councillor Louie

- A. THAT the application, by Rafii Architects Inc. on behalf of Concert Real Estate Corporation (Concert Properties) and the City of Vancouver, to rezone:
- 1551 Quebec Street [*PID: 008-765-634; Lot 5, Except Part in Reference Plan 17723 Now Road, Block E, District Lots 200A and 2037, Plan 12958*];
 - 1600 Ontario Street [*PID: 026-497-654; Lot 307, Except: Part on Plan BCP20721 False Creek Plan BCP20720*]; and
 - 95/99 East 1st Avenue [*PID: 008-765-146; Lot 1, Block E, District Lot 200A, Plan 12958*];

from M-2 (Industrial) District to CD-1 (Comprehensive Development) District to allow 58,020 m² (624,525 sq. ft.) of residential development in five buildings including a 9,748 m² (104,925 sq. ft.) social housing building, generally as presented in Appendix A of the Policy Report dated April 24, 2014, entitled "CD-1 Rezoning: 1551 Quebec Street, 1600 Ontario Street and 95/99 East 1st Avenue (Southeast False Creek Areas 3A and 3B)", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Rafii Architects Inc., and stamped "Received City Planning Department, August 1, 2013" provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below;
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

1. Further design development to the proposed buildings during the Development Permit application phase, to be in conformance with proposed design features stated in the application drawings and the Sites 3A/3B Design Guidelines. Further, that where a conflict in design direction between these two documents are found, that the direction listed in Sites 3A/3B Design Guidelines will supersede and be applicable. In particular, the following revisions to the design application drawings, set out as Urban Design conditions 2 to 6 below, are noted in the 3A/3B Design Guidelines.
2. Design development to the orientation of the public plaza located at northwest corner of Quebec and 1st Avenue off Building 1 ("Artefact Plaza"), so that the main orientation is in an East-West direction with its main frontage off 1st Avenue, in order to maximize afternoon sun access, a street interface with calmer vehicular traffic patterns, and to provide further clearance from the future streetcar route.
3. Design development to incorporate all vehicular access ramps into underground parking garages be architecturally integrated with a building, thereby reducing their visual impact as experience from the public realm.
4. Design development to relocate all proposed stair accesses to underground parking garages onto private areas, in order to maximize the amount of useable space on public areas.

Note to Applicant: The two most notable proposed stair accesses, located in Railspur Plaza and off 1st Avenue near Building 1, should be relocated to within a building or on a semi-public courtyard area.

5. Design development to the proposed building setbacks from property lines to conform with setbacks listed in the 3A/3B Design guidelines, in order to support sufficient area for private patios, private porches, private overhead balconies, public sidewalks, enhanced landscape treatments and other urban design considerations. That the proposed semi-private courtyards of Buildings 2 and 5 be redesigned to be fully accessible by the public, and visibly welcoming from the public sidewalk.
6. That the public plaza located at the western end of Railspur Mews be provided with a minimum area of 1300 sq.ft.

Note to Applicant: The minimum area calculation does not include the portion of Railspur Mews that will be subject to a Surface Right-of-Way agreement.

Sustainability

7. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold, including a minimum of 63 points in the LEED® rating system, and, specifically, a minimum of 6 points under Optimize Energy Performance.

Note to applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for certification of the project are also required under the policy.

8. Install thermal energy sub-meters (for space heating and hot water) for all units in the project.

Neighbourhood Energy Utility (NEU)

9. The heating and domestic hot water system within each building comprising the development shall be designed to be compatible with a hot-water distribution neighbourhood energy system in order to immediately connect to the SEFC NEU. Design provisions related to NEU compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Energy Utility System By-law (9552)* and *NEU Developer Document (2013)* for specific design requirements, which include provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with staff to ensure adequate provisions for NEU compatibility are provided for in the mechanical design.

10. Provision of a dedicated room in a location suitable for connecting to the NEU distribution piping for each Energy Transfer Station that is required for servicing the development as to the satisfaction of the General Manager of Engineering Services.
11. Detailed design of the HVAC and mechanical heating system for each building, including any provisions for waste heat recovery and reuse, must be reviewed and approved by the General Manager of Engineering Services.

Engineering

12. Provision of improved plans showing dimensions for all cross-sections for Quebec Street, 1st Avenue, Switchmen Street, and the new north-south lane to confirm the proposed roadway design is consistent with the approved geometric drawings.
13. Provision of Class A bicycle parking on the P1 parking level with easy access from the parkade ramp and close to the elevators.
14. Provision of Class B bicycle parking to be located close to the doors, undercover, and clearly visible from inside the building and from the street.
15. Provision of automatic bike door openers.
16. Provision of relocated parkade access to Building 2 to the new north-south lane or other suitable location to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The parkade access shown is too close to the traffic circle and intersection.

17. Provision of a section drawing showing elevations, vertical clearance, and security gates for the main ramps and through the loading bays.

Note to applicant: 2.3 m (7.5') of vertical clearance is required for the disability stall access and 3.8 m (12.5') of vertical clearance is required for Loading access and should be noted on plans.

18. Provision of an improved plan showing the design elevations on both sides of the ramp at all breakpoints and within the parking areas to be able to calculate slopes and cross falls.
19. Provision of 2.9 m of stall width for all car share stalls.

Note to Applicant: This is a requirement in the new car share agreement.

20. Provision of Class B loading spaces to meet the City's Parking and Loading Bylaw.

Note to applicant: Engineering does not support a widened crossing or the loading spaces shown on Switchmen. Consider designing the parking ramp to provide loading access on-site. Refer to the Parking and Loading Design Guidelines at the following link for design information: (<http://former.vancouver.ca/engsvcs/parking/admin/developers.htm>)

21. Provision of a 9'x9' corner cut to improve the two-way flow and visibility on the main ramp serving Area 2.

Note to applicant: Corner cuts are required at the top and bottom of ramps to provide adequate radii for continuous two-way traffic flow where 200 or more vehicles are being served.

Social Infrastructure

22. Design development to include 2 units on the ground floor of Building One designed to be suitable as licensed family childcare with associated drop off/lay by spaces.

CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

1. In order to create four development parcels:
 - (a) Conveyance of portion of City-owned Lot 307;
 - (b) Subdivision of Lots 1 and 5 and the conveyed portion of Lot 307 to result in:
 - (i) the dedication of a 20 m wide portion of Switchmen Street for road purposes;
 - (ii) the dedication of the south 5 m of the site for road purposes;
 - (iii) the dedication of the east 2.7 m of the site for road purposes;
 - (iv) the dedication of a truncation in the southeast corner of the site measured from the intersection of the easterly and southerly dedications a distance of 19.36 m in a northerly direction and 10.72 m in a westerly direction, for road purposes;
 - (v) the creation of a lot for the northerly park area of approximately 0.18 hectares, to be conveyed to the City. Note: the Approving Officer may require the park lot to be consolidated with the City park portion of Lot 307;
 - (vi) the creation of a separate conventional (2D) lot for the Social Housing site (Area 1);
 - (vii) the creation of a three separate lots for the balance of the site (Area 2, Area 3 and Area 4).

- (c) Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for Statutory Rights of Way (which may be volumetric) for public access purposes and use over:
 - (i) the 12 m wide "Laneway" running between 1st Avenue and the portion of Switchmen Street to be dedicated, for use as if City street with or without vehicles, to be maintained by the owner;
 - (ii) the 6.7 m wide thoroughfare tentatively named "Railspur Mews" running from Quebec Street to the Laneway, for use as a public walkway including bicycles, to be maintained and managed by the owner;
 - (iii) the 6 m wide internal walkway running westerly from the Laneway to "East Park", for use as a public walkway including bicycles, to be maintained and managed by the owner.

Note to Applicant: A subdivision application will be required to complete the above noted dedications and three development parcels.

Note to Applicant: The conveyance of the portion of City-owned Lot 307 and the registration of the subdivision will be completed following rezoning enactment.

- (d) Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for an easement, in favour of the Social Housing lot (Area 1) and Building 2 (Area 2), over the length of the N/S laneway on Area 3 lot for parkade driveway access;
 - (e) Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for an easement, in favour of Buildings 3 and 4 (Area 3) over Area 2 for access through the shared parkade;
2. Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Service for release of Indemnity Agreement 472514M (support agreement) prior to building occupancy.

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

3. Make arrangements for release of BC Transit Statutory Right of Way K63660 (as shown on Reference Plan 16356). Arrangements are to be secured prior to zoning enactment.

4. Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a Statutory Right of Way for utility purposes (in favour of the City) with a width of up to 7 m over the City park portion of Lot 307 adjacent to Area 3.

Note to Applicant: Statutory Right of Way is intended for municipal water, sanitary, storm or district energy mains to service the site and may be waived by the General Manager of Engineering Services if new mains are not needed in this location.

5. Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (a) Provision of a geometric design and road works for the newly created Switchmen Street and the new laneway, to the satisfaction of the General Manager of Engineering Services. The applicant is to fund 100 per cent of all construction costs, including, without limitation, pavement, grading, curbs, gutters, sidewalks, boulevards, street trees, landscaping, line painting, signage, lighting, cycling infrastructure, and utility adjustments;
 - (b) Reconstruction of westerly of Quebec Street between Central Avenue and East 1st Avenue including but not necessarily limited to sidewalk, separated cycling facility, boulevards, street trees, transit infrastructure, street and pedestrian-scale lighting, street furniture, utility adjustments, curb and gutter, in accordance with the City's approved geometric design. The applicant is to fund 100 per cent of all construction costs;

Note to Applicant: Any municipal infrastructure that is relocated due to the construction must meet current City standards.
 - (c) Provision of a traffic signal on Quebec Street at Central Street to allow for better connectivity along the Central Valley Greenway. The applicant is to fund 100 per cent of the total cost;
 - (d) Provision of 25 per cent of the cost toward a new traffic signal on Quebec Street at East 1st Avenue;
 - (e) Reconstruction of the northerly portion of East 1st Avenue between Quebec Street and westerly limit of the development frontage including but not necessarily limited to sidewalk, separated cycling facility, boulevards, street trees, transit infrastructure, street and pedestrian-scale lighting, street furniture, utility adjustments, and curb and gutter, in accordance with the City's approved geometric design. The applicant is to fund 100 per cent of all construction costs;

Note to Applicant: Access onto 1st Avenue to be restricted to right-in / right-out only.

- (f) Provision of adequate sewer service connections for the site. The applicant is to provide further details on the project to determine the size of service connections. Areas 1, 2 and 3 are to be serviced off East 1st Avenue. Area 4 is to be serviced off Quebec Street.
- (g) Provision of \$365,000 toward the construction of sewer upgrades in the area generally bounded by East 1st Avenue, Terminal Avenue, Quebec Street and Western Street. The sewer upgrade will provide adequate capacity for Areas 1, 2 and 3 to be serviced off East 1st Avenue.
- (h) Provision of adequate water services to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100 per cent of any water system upgrading that may be required;

Note to Applicant: Preliminary review shows a need to extend a new City water main between Quebec Street and Athlete's Way. The new 300 mm main is to be located within Switchmen Street and a new Statutory Right of Way through the park. The applicant is responsible for 100 per cent of the cost.

- 6. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.
- 7. Arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the provision of space at the north or south edge of the rezoning site to accommodate a Public Bike Share (PBS) Station:

- (a) Size: At a minimum a 40 dock station should be accommodated. The station can be configured to have a foot print of 34 m x 4 m or 17.5 m x 7.5 m. The maneuvering space required for the station may be shared with pedestrian space;
 - (b) Location: The station must be clearly visible to the public with 24/7 public access. The preferred location is adjacent to a bike route for easy access. A statutory right-of-way will be required to accommodate the PBS Station if located on private property;
 - (c) Surface treatment: A continuous hard surface is required with no utility access points within 150 mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval;
 - (d) Grades: The surface must be leveled with a maximum cross slope of 3 per cent and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5 per cent. At minimum, spot elevations at the four corners of the station must be provided;
 - (e) Sun exposure: No vertical obstructions to maximize sun exposure as station operates on solar power. The station should receive 5 hours of direct sunlight a day;
 - (f) Power: An electrical service is required to the station and provision of electrical power.
8. Provision of a signed confirmation letter from a car sharing company for the proposed car share vehicles and spaces that are above and beyond the required number of car share vehicles and spaces for SEFC.
- Note to Applicant: From the Transportation Study and the Green Mobility and Clean Vehicle Strategy, the rezoning application is proposing up to 10 car share vehicles and spaces. Without this letter, car share cannot be included as part of the Green Mobility Strategy. If a reduced number of car share vehicles are provided, other Green Mobility measures may be required. Examples of other acceptable measures include construction of bike lanes beyond the site's frontage and funding for the initial annual membership fee for Public Bike Share program for each resident on site.
9. Update the Green Mobility Strategy submitted with the Quebec and 1st Master Plan Transportation Assessment, dated July 31, 2013, and make arrangements to the satisfaction of the General Manager Engineering Services for the provision of items identified in the accepted strategy.
10. Provision of a Rainwater Management Plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site;

Note to Applicant: The Plan should demonstrate that the volume of post-development runoff does not exceed that of the former use of the site, and that it is treated for 90 per cent TSS removal before discharging into the City stormwater infrastructure.

11. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid-waste generating activities within the complex.

Note to Applicant: The Strategy must identify/provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services.

Flood Plain Covenant

12. Execute a Flood Plain Covenant to the satisfaction of the Director of Legal Services and the Chief Building Official.

Social Infrastructure

13. Make arrangements for the design, construction, finishing and delivery to the City of a social housing building consisting of not more nor less than 113,000 gross square feet and associated parking, to the satisfaction of the Chief Housing Officer and the Director of Legal Services.

Note to Applicant: The applicant shall not apply and the City will not be required to issue an occupancy permit for buildings 3, 4 or 5 before the social housing building substantial completion date.

Community Amenity Contribution (CAC)

14. Pay to the City the Community Amenity Contribution of \$10,033,346 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, and is allocated to the construction of social housing on site.

Public Art

15. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please call Bryan Newson, program manager, 604-871-6002, to discuss your application.

Soils Agreement

16. If applicable:
- (a) Submit a site profile to the the Environmental Contamination Team.
 - (b) As required by the Manager of the Environmental Contamination Team and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
 - (c) If required by the Manager of the Environmental Contamination Team and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of the Environmental Contamination Team, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Park

17. If applicable, register a no build covenant over a portion of East Park immediately adjacent to Buildings 3, 4 and 5 to address spatial separation requirements.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

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

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

- B. THAT the application to amend Areas 3A and 3B in the Southeast False Creek Official Development Plan (By-law No. 9073) to increase various floor area provisions by 10,765 m² and to increase the maximum permitted building height from 38.10 m to 53.35 m as set out in Appendix C of the Policy Report dated April 24, 2014, entitled "CD-1 Rezoning: 1551 Quebec Street, 1600 Ontario Street and 95/99 East 1st Avenue (Southeast False Creek Areas 3A and 3B)", be approved.
- C. THAT, subject to 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 April 24, 2014, entitled "CD-1 Rezoning: 1551 Quebec Street, 1600 Ontario Street and 95/99 East 1st Avenue (Southeast False Creek Areas 3A and 3B)".
- D. THAT A, B and 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; 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 bylaw 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.

CARRIED

(Councillor Carr opposed)

(Councillor Stevenson and Mayor Robertson ineligible for the vote)

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*Mayor Robertson left the meeting at 11:20 am and Councillor Louie assumed the Chair.
Mayor Robertson returned at 11:23 am.*

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POLICY REPORTS

1. CD-1 Rezoning: 5129-5169 Cambie Street April 17, 2014

MOVED by Councillor Carr

A. THAT the application by Intracorp Project Ltd., on behalf of Su-Fen Hsieh for 5129 Cambie Street [*PID 010-086-773; Lot 12, Block 839, District Lot 526, Plan 8513*], on behalf of Ann Caroline Warrender for 5149 Cambie Street [*PID 010-886-781 Lot 13, Block 839, District Lot 526, Plan 8513*], and on behalf of Henry Futama, Francis Futama, and Angela Foo Lee for 5169 Cambie Street [*PID 010-086-790; Lot 14, Block 839, District Lot 526, Plan 8513*] to rezone 5129-5169 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.41 and the height from 10.7 m (35 ft.) to 21.0 m (69 ft.) to permit a multi-family residential development with 56 dwelling units in a six-storey building and lane-fronting two-storey townhouses, be referred to a Public Hearing, together with:

- (i) plans prepared by Shift Architecture Inc., received February 12, 2014;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated April 17, 2014, entitled, "CD-1 Rezoning: 5129-5169 Cambie Street"; and
- (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B of the same 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 Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C of the Policy Report dated April 17, 2014, entitled, "CD-1 Rezoning: 5129-5169 Cambie 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.

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 April 17, 2014, entitled, "CD-1 Rezoning: 5129-5169 Cambie 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.

- D. THAT, if the application is referred to Public Hearing, prior to the Public Hearing, the registered owner shall submit confirmation, in the form of "Letter A", that an agreement has been reached with the registered owner(s) of the proposed donor site(s) for the purchase of heritage bonus density as set out in Appendix B of the Policy Report dated April 17, 2014, entitled, "CD-1 Rezoning: 5129-5169 Cambie Street".
- E. THAT A to 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; 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 bylaw 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.

CARRIED UNANIMOUSLY
(Mayor Robertson absent for the vote)

2. CD-1 Rezoning: 506 West 60th Avenue and 7645-7685 Cambie Street
May 8, 2014

- A. THAT the application by Cambie Street Management Corp., on behalf of the Trustees of the Congregation of the Church of God for 506 West 60th Avenue [*PID 009-687-530; Lots 12, Block L, District Lot 323, Plan 9322*] and on behalf of 0873438 B.C. Ltd. for 7645-7685 Cambie Street [*Lots 13 and 14, Block L, District Lot 323, Plan 9322; PIDs 009-687-572 and 005-922-038 respectively*], to rezone 506 West 60th Avenue and 7645-7685 Cambie Street from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive) District, to increase the floor space ratio from 0.60 to 2.70 and the height from 6.1 m (20 ft.) to 22.1 m (73 ft.) to permit the development of two six-storey buildings, containing a total of 129 secured market rental housing units and 325.2 m² (3,500 sq. ft.) of church use, be referred to a Public Hearing, together with:
- (i) plans prepared by GBL Architects Inc., received April 14, 2014;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 8, 2014, entitled, "CD-1 Rezoning: 506 West 60th Avenue and 7645-7685 Cambie Street"; and
 - (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B of the same 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 8, 2014, entitled, "CD-1 Rezoning: 506 West 60th Avenue and 7645-7685 Cambie Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law contemplated by this report and on such other terms and conditions as the Managing Director of Social Development and the Director of Legal Services may require.
- 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; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the costs;
 - (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

**3. CD-1 Rezoning: 5805 Wales Street and Heritage Designation of the Avalon Dairy Farmhouse
April 16, 2014**

- A. THAT the application by Robert Ciccozzi Architecture Inc., on behalf of Avalonna Homes Ltd., to rezone 5805 Wales Street [*PID: 005-025-567; Lot K, Block 8, District Lot 721, Plan 17155*], from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 0.70 to 1.20 and the height from 10.7 m (35 ft.) to 13.4 m (44 ft.) to permit a three-storey residential development comprised of 54 townhouses, eight of which include lock-off units, and to restore and rehabilitate the heritage "A" listed Avalon Dairy farmhouse, be referred to a Public Hearing, together with:
 - (i) plans received March 11, 2014;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated April 16, 2014, entitled, "CD-1 Rezoning: 5805 Wales Street and Heritage Designation of the Avalon Dairy Farmhouse"; and

- (iii) the recommendation of the General Manager of Planning and Development Services to approve the application, subject to conditions contained in Appendix B of the same 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 Policy Report dated April 16, 2014, entitled, "CD-1 Rezoning: 5805 Wales Street and Heritage Designation of the Avalon Dairy Farmhouse" for consideration at Public Hearing.

- B. THAT the heritage designation of the Avalon Dairy farmhouse at 5805 Wales Street, which is listed in the "A" evaluation category of the Vancouver Heritage Register, as a protected heritage property, be referred to a Public Hearing together with the rezoning;

FURTHER THAT the Director of Legal Services be instructed to prepare a Heritage Designation By-law generally in accordance with Appendix D of the Policy Report dated April 16, 2014, entitled, "CD-1 Rezoning: 5805 Wales Street and Heritage Designation of the Avalon Dairy Farmhouse" for consideration at the Public Hearing.

- C. 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 as set out in Appendix C of the Policy Report dated April 16, 2014, entitled, "CD-1 Rezoning: 5805 Wales Street and Heritage Designation of the Avalon Dairy Farmhouse";

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.

- D. 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 April 16, 2014, entitled, "CD-1 Rezoning: 5805 Wales Street and Heritage Designation of the Avalon Dairy Farmhouse";

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.

- 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; 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 bylaw 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

**4. CD-1 Text Amendment: 2124-2130 Burrard Street and 1798 West 5th Avenue (Fifth Avenue Cinemas)
June 2, 2014**

A. THAT the application by Formwerks Architectural Incorporated, on behalf of Cineplex Entertainment, to amend CD-1 (Comprehensive Development) District (332) By-law No. 7389 for 2124-2130 Burrard Street and 1798 West 5th Avenue [*PID: 019-117-141; Lot G Block 268 District Lot 526 Plan LMP20900*] to increase the permitted floor space ratio for theatre uses from 0.66 to 1.00 to allow for expansion of the theatre into 324 m² (3,489 sq. ft.) of existing vacant ground floor retail space, be referred to Public Hearing, together with:

- (i) plans prepared by Formwerks Architectural Incorporated received March 3, 2014;
- (ii) draft by-law provisions, generally as presented in Appendix A of the Policy Report dated June 2, 2014, entitled "CD-1 Text Amendment: 2124-2130 Burrard Street and 1798 West 5th Avenue (Fifth Avenue Cinemas)"; and
- (iii) the recommendation of the Director of Planning to approve the application, subject to conditions contained in Appendix B of the same report.

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

5. **CD-1 Rezoning: 508 West 28th Avenue and 4439-4461 Cambie Street
May 29, 2014**

- A. THAT the application by RDG Management Ltd., on behalf of 0935280 B.C. Ltd. and Leon Cohen, to rezone 508 West 28th Avenue and 4439-4461 Cambie Street [*Lots 8 to 10, Block 740 District Lot 526 Plan 6539; PIDs 010-865-527, 006-743-897 and 008-254-931 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 2.58 FSR and the height from 10.6 m (35 ft.) to 22.5 m (74 ft.) to permit the development of a six-storey residential building, as well as lane-fronting two-storey townhouses, containing a total of 65 dwelling units, be referred to a Public Hearing, together with:
- (i) plans prepared by Gateway Architecture Inc., received January 21, 2014;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 29, 2014, entitled "CD-1 Rezoning: 508 West 28th Avenue and 4439-4461 Cambie Street"; and
 - (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B of the same 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 May 29, 2014, entitled "CD-1 Rezoning: 508 West 28th Avenue and 4439-4461 Cambie 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, if the application is referred to Public Hearing, prior to the Public Hearing, the registered owner shall submit confirmation, in the form of "Letter A", that an agreement has been reached with the registered owner(s) of the proposed donor site(s) for the purchase of heritage bonus density as set out in Appendix B of the Policy Report dated May 29, 2014, entitled "CD-1 Rezoning: 508 West 28th Avenue and 4439-4461 Cambie Street".

- D. THAT A and 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; 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 bylaw 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

6. CD-1 Text Amendment: 555 Great Northern Way
May 17, 2014

MOVED by Councillor Meggs

- A. THAT the application by Great Northern Way Campus Trust, to amend *CD-1 (Comprehensive Development) District (402) By-law No. 8131 for 555 Great Northern Way [PID 027-789-624; Lot Q District Lots 264A and 2037 Group 1 New Westminster District Plan BCP39441]* to create new height sub areas with conditional building height limits, and a further amendment to the CD-1 By-law to remove Section 7, Parking and Loading, as recommended by staff, be referred to Public Hearing together with:
 - (i) draft by-law provisions, generally as presented in Appendix A of the Policy Report dated May 17, 2014, entitled "CD-1 Text Amendment: 555 Great Northern Way";
 - (ii) draft CD-1 (402) Design Guideline revisions, generally as presented in Appendix B of the same report; and
 - (iii) the recommendation of the General Manager of Planning and Development Services 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, 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 amendments to the CD-1(402) Design Guidelines, generally as presented in Appendix B of the Policy Report dated May 17, 2014, entitled "CD-1 Text Amendment: 555 Great Northern Way".
- 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; 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 bylaw 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.

CARRIED UNANIMOUSLY

**7. CD-1 Rezoning: 1155 Thurlow Street
May 21, 2014**

- A. THAT the application by Bosa Properties, on behalf of the Trustees of Central Presbyterian Church, to rezone 1155 Thurlow Street (*North 1/2 of Lot 1, South 1/2 of Lot 1, East 1/2 of Lot 2 and West 1/2 of Lot 2, Block 24 District Lot 185 Plan 92; PIDs 015-750-051, 015-750-060, 015-750-078 and 015-750-086 respectively*) from RM-5B (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 2.75 to 9.45 and height from 58.0 m (190 ft.) to 63 m (207 ft.) to permit the development of a 22 storey mixed-use building, comprised of a church, child day care facility, commercial uses and a total of 213 dwelling units of which 168 would be secured as market rental housing and 45 would be secured as social housing, be referred to a Public Hearing, together with:
 - (i) plans prepared by Henriquez Partners Architects, received November 20, 2013;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 21, 2014, entitled "CD-1 Rezoning: 1155 Thurlow Street"; and
 - (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B of the same 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 Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" (C-1)], generally as set out in Appendix C of the Policy Report dated May 21, 2014, entitled "CD-1 Rezoning: 1155 Thurlow 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 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 21, 2014, entitled "CD-1 Rezoning: 1155 Thurlow 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 enactment of the CD-1 By-law.
- D. THAT, subject to enactment of the CD-1 By-laws, the Parking By-law be amended to include the CD-1 and to provide parking regulations generally as set out in Appendix C of the Policy Report dated May 21, 2014, entitled "CD-1 Rezoning: 1155 Thurlow Street";
- E. THAT, if after Public Hearing Council approves in principle this rezoning and the Housing Agreements described in section (c) of Appendix B of the Policy report dated May 21, 2014, entitled "CD-1 Rezoning: 1155 Thurlow Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws for enactment 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 Managing Director of Social Development.
- F. THAT A to 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; 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

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Deal
SECONDED by Councillor Carr

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

BY-LAWS

Councillors Louie and Stevenson both advised they had reviewed the proceedings of the Public Hearing related to By-law 28 and would therefore vote on the by-law.

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 28 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. 10953)
2. A By-law to levy rates on qualifying real property in the Cambie Village Business Improvement Area (By-law No. 10954)
3. A By-law to levy rates on qualifying real property in the Chinatown Business Improvement Area (By-law No. 10955)
4. A By-law to levy rates on qualifying real property in the Collingwood Business Improvement Area (By-law No. 10956)
5. A By-law to levy rates on qualifying real property in the Commercial Drive Business Improvement Area (By-law No. 10957)
6. A By-law to levy rates on qualifying real property in the Downtown Vancouver Business Improvement Area (By-law No. 10958)
7. A By-law to levy rates on qualifying real property in the Dunbar Village Business Improvement Area (By-law No. 10959)
8. A By-law to levy rates on qualifying real property in the Fraser Street Business Improvement Area (By-law No. 10960)
9. A By-law to levy rates on qualifying real property in the Gastown Business Improvement Area (By-law No. 10961)

10. A By-law to levy rates on qualifying real property in the Hastings Crossing Business Improvement Area (By-law No. 10962)
11. A By-law to levy rates on qualifying real property in the Hastings North Business Improvement Area (By-law No. 10963)
12. A By-law to levy rates on qualifying real property in the Kerrisdale Business Improvement Area (By-law No. 10964)
13. A By-law to levy rates on qualifying real property in the Kitsilano Fourth Avenue Business Improvement Area (By-law No. 10965)
14. A By-law to levy rates on qualifying real property in the Marpole Business Improvement Area (By-law No. 10966)
15. A By-law to levy rates on qualifying real property in the Mount Pleasant Business Improvement Area (By-law No. 10967)
16. A By-law to levy rates on qualifying real property in the Point Grey Village Business Improvement Area (By-law No. 10968)
17. A By-law to levy rates on qualifying real property in the Robson Street Business Improvement Area (By-law No. 10969)
18. A By-law to levy rates on qualifying real property in the South Granville Business Improvement Area (By-law No. 10970)
19. A By-law to levy rates on qualifying real property in the Strathcona Business Improvement Area (By-law No. 10971)
20. A By-law to levy rates on qualifying real property in the Victoria Drive Business Improvement Area (By-law No. 10972)
21. A By-law to levy rates on qualifying real property in the West End Business Improvement Area (By-law No. 10973)
22. A By-law to levy rates on qualifying real property in the Yaletown Business Improvement Area (By-law No. 10974)
23. A By-law to amend Street Name By-law No. 4054 regarding extension of North Arm Avenue, River District Crossing and Sawmill Crescent (By-law No. 10975)
24. A By-law to amend Parking By-law No. 6059 with regard to parking for the RM-8 and RM-8N Districts Schedule and RM-9 and RM-9N Districts Schedule (By-law No. 10976)
25. A By-law to amend Subdivision By-law No. 5208 regarding the RM-8 and RM-8N Districts Schedule and RM-9 and RM-9N Districts Schedule (By-law No. 10977)
26. A By-law to designate certain real property as protected heritage property (2975 Oak Street) (By-law No. 10978)

(Councillor Jang and Mayor Robertson ineligible for the vote)

27. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the owner of Heritage Property (2975 Oak Street) (By-law No. 10979)
(Councillor Jang and Mayor Robertson ineligible for the vote)
28. A By-law to amend By-law No. 10249 (1351 Continental Street) (By-law No. 10980)

MOTIONS

A. Administrative Motions

1. Closure and Sale of a Portion of Lane Adjacent to 1412-1480 Howe Street

MOVED by Councillor Reimer
SECONDED by Councillor Jang

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. There is a proposal to re-develop:
 - a) [PID: 007-687-915] Lot G Block 122 District Lot 541 Plan 15118;
 - b) [PID: 015-505-162] Lot 4 Block 122 District Lot 541 Plan 210;
 - c) [PID: 015-505-189] Lot 5 Block 122 District Lot 541 Plan 210;
 - d) [PID: 015-505-201] Lot 6 Block 122 District Lot 541 Plan 210;
 - e) [PID: 015-505-219] Lot 7 Block 122 District Lot 541 Plan 210;
 - f) [PID: 015-505-235] Lot 8 Block 122 District Lot 541 Plan 210;
 - g) [PID: 015-505-278] Lot 9 Block 122 District Lot 541 Plan 210;
 - h) [PID: 015-505-286] Lot 10 Block 122 District Lot 541 Plan 210;
 - i) [PID: 009-422-111] Lot 11 Block 122 District Lot 541 Plan 210;
 - j) [PID: 009-422-129] Lot 12 Block 122 District Lot 541 Plan 210;
 - k) [PID: 010-068-091] Lot A Block 122 District Lot 541 Plan 8486;
 - l) [PID: 008-907-251] Lot D Block 122 District Lot 541 Plan 12338; and,
 - m) [PID: 002-647-214] Lot H Block 122 District Lot 541 Plan 20641;

hereinafter defined as (the "Block 122 Lots"); and,

- n) [PID: 009-625-101] Lot 1 Block 123 District Lot 541 Plan 9597;
- o) [PID: 009-625-119] Lot 2 Block 123 District Lot 541 Plan 9597; and,
- p) [PID: 009-625-135] Lot 3 Block 123 District Lot 541 Plan 9597;

hereinafter defined as (the "Block 123 Lots");

3. The proposal requires the closure of a portion of lane east of Howe Street, south from Pacific Street (the "City Lane") dedicated by the deposit of Plan 210 on September 4, 1894, Plan 8486 on April 24, 1951 and Plan 12338 on June 6, 1966;

4. The said portions of lane to be closed are no longer required for municipal purposes, except for the portions that are to be dedicated back to the City as road to accommodate the existing bridge structures, required utilities and to provide suitable access to the development site and neighbouring properties;
5. The said portions of lane to be closed will be conveyed to the abutting owner and subdivided with the Block 122 Lots and the Block 123 Lots to form the development parcels and road.

THEREFORE BE IT RESOLVED THAT:

Firstly, the 558.7 square metre portion of lane dedicated by the deposit of Plan 210 adjacent to Lots 4 to 12 Plan 210; Lot A Plan 8486; Lot D Plan 12338; Lot G Plan 15118; and Lot H Plan 20641; all of Block 122 District Lot 541;

Secondly, the 31.8 square metre portion of lane dedicated by the deposit of Plan 8486 adjacent to Lot A Block 122 District Lot 541 Plan 8486; and

Thirdly, the 185.9 square metre portion of lane dedicated by the deposit of Plan 12338 adjacent to Lot H Block 122 District Lot 541 Plan 20641;

all the same as shown in heavy outline on Plan EPP40229 completed by Patrick Korabek, B.C.L.S., on the 16th day of May, 2014, be closed stopped-up and conveyed to the owner of the Block 122 Lots.

BE IT FURTHER RESOLVED THAT the said portions of lane to be closed be subdivided with the Block 122 Lots and the Block 123 Lots to form the development parcels and road as shown within the heavy bold outline on Plan EPP40230 completed by Patrick Korabek, B.C.L.S., on the 16th day of May, 2014, to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer.

CARRIED UNANIMOUSLY

B. Motions on Notice

1. Change to Business Licence Hearing Panel of June 24, 2014

MOVED by Councillor Louie

SECONDED by Councillor Ball

1. Vancouver City Council, on April 1, 2014, appointed Councillor Louie to the Business License Hearing Panel, and appointed Councillor Affleck as an "Alternate", for a hearing to be held on June 24, 2014;
2. Councillors Louie and Affleck have since been granted Leaves of Absence from meetings to be held on June 24, 2014;

3. Councillor Ball has agreed to replace Councillor Louie on the Business License Hearing Panel on that date, and Councillor Meggs has agreed to replace Councillor Affleck as the Alternate, in the event that one of the appointed panel members is unable to attend the hearing.

THEREFORE BE IT RESOLVED THAT Councillor Ball be appointed to the Business License Hearing Panel for a hearing to be held on June 24, 2014, in place of Councillor Louie;

THEREFORE BE IT FURTHER RESOLVED THAT Councillor Meggs be appointed as the Alternate to the Business License Hearing Panel for a hearing to be held on June 24, 2014, in place of Councillor Affleck.

CARRIED UNANIMOUSLY

NOTICE OF MOTION

1. Urban Primary Care Clinics

Councillor Jang submitted the following Notice of Motion. The motion will be placed on the agenda for the Regular Council meeting to be held on June 24, 2014, as a Motion on Notice.

MOVER by Councillor Jang
SECONDER by Councillor Meggs

WHEREAS

1. A goal of the Healthy City Strategy is that Vancouverites have equitable access to high-quality social, community, and health services; that all Vancouverites are attached to a primary health care provider or family doctor; and to increase the percentage of Vancouverites who report having access to services when they need them by 25 per cent over 2014 levels;
2. The Ministry of Health has moved to integrate services from urban primary care clinics (UPC), specifically from Evergreen (Renfrew Collingwood), Pacific Spirit (Kerrisdale), South (South Vancouver) to Ravensong (Mount Pleasant); the closure of Pine Free Clinic (Kitsilano); and reduction of services at Mid-Main Community Health Care Centre (Mount Pleasant);
3. The integration of these services will cause patients, in particular patients with addiction and mental health issues, those who are elderly and frail to travel across the city from their home neighbourhoods to other neighbourhoods to access services causing significant accessibility issues;
4. The Pine Free Clinic is the city's only dedicated youth 25 and under clinic, and after the closure of the clinic, no dedicated youth clinic will be available in Metro Vancouver, and no consultation with young people has been made in relation to this decision that dramatically impacts how care is delivered to young people in the city;

5. An independent review by Dr. Gary Mazowita, Head, Family and Community Medicine, Providence Health Care and Vicki Farrally of Praxis Management could not determine the reason for the proposed integration of services and what "problem" the integration would solve;
6. The independent review recommended strengthening and diversifying current UPC clinic interdisciplinary teams with additional personnel (RN's, mental health and addiction counsellors, social workers) from other health authority community programs.

THEREFORE BE IT RESOLVED THAT the Mayor and Council request to the Ministry of Health maintain and improve primary care services at Evergreen, Ravensong, Pacific Spirit, South, Pine Street, and restore services to the Mid Main Community Health Care Centre.

notice

NEW BUSINESS

1. Request for Leave of Absence - Councillor Jang

MOVED by Councillor Louie
SECONDED by Councillor Ball

THAT Councillor Jang be granted Leave of Absence for Civic Business from the meeting to be held on the evening of June 11, 2014;

FURTHER THAT Councillor Jang be granted Leave of Absence for Personal Business from the meeting to be held on the evening of June 12, 2014.

CARRIED UNANIMOUSLY

2. Request for Leave of Absence - Councillor Reimer

MOVED by Councillor Louie
SECONDED by Councillor Jang

THAT Councillor Reimer be granted Leave of Absence for Personal Business from meetings to be held on June 13, 2014.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Federation of Canadian Municipalities Annual General Meeting

Councillor Louie provided an update on the Federation of Canadian Municipalities (FCM) Annual General meeting, noting he had been confirmed as First Vice-President of the FCM. Councillor Reimer noted the City of Vancouver had received the FCM Annual Green Champion Award.

2. Freedom of Information Audit

Councillors Carr and Reimer requested a memo on the City of Vancouver's rating in the recent Freedom of Information Audit report, specifically that the report noted there was either slow or no responses, that the City had more information blacked out than other bodies audited, and requested an explanation of privileged information.

3. World Elder Abuse Awareness Day

Councillor Tang noted that June 15, 2014, is World Elder Abuse Awareness day and requested members to wear purple on that day and generally support dignified and safe living for seniors.

ADJOURNMENT

MOVED by Councillor Stevenson
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 11:52 am.

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