



REGULAR COUNCIL MEETING MINUTES

MAY 26, 2015

A regular meeting of the Council of the City of Vancouver was held on Tuesday, May 26, 2015, at 9:36 am, in the Council Chamber, Third Floor, City Hall.

PRESENT: Mayor Gregor Robertson
Councillor George Affleck
Councillor Elizabeth Ball*
Councillor Adriane Carr
Councillor Melissa De Genova*
Councillor Heather Deal
Councillor Kerry Jang*
Councillor Raymond Louie
Councillor Geoff Meggs*
Councillor Andrea Reimer

ABSENT: Councillor Tim Stevenson (Leave of Absence)

CITY MANAGER'S OFFICE: Penny Ballem, City Manager
Sadhu Johnston, Deputy City Manager

CITY CLERK'S OFFICE: Janice MacKenzie, City Clerk
Laura Kazakoff, Meeting Coordinator

**Denotes absence for a portion of the meeting.*

IN CAMERA MEETING

MOVED by Councillor Deal
SECONDED by Councillor Meggs

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

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

(c) labour relations or other employee relations;

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

(g) litigation or potential litigation affecting the city;

(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
(Councillors Ball and Jang absent for the vote)

ADOPTION OF MINUTES

1. Regular Council - May 12, 2015

MOVED by Councillor Deal
SECONDED by Councillor Meggs

THAT the Minutes of the Regular Council meeting of May 12, 2015, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote)

2. Chauffeur's Permit Appeal Hearing - May 12, 2015

MOVED by Councillor Louie
SECONDED by Councillor Jang

THAT the Minutes of the Chauffeur's Permit Appeal Hearing of May 12, 2015, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote)

3. Regular Council (City Finance and Services) - May 13, 2015

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting immediately following the Standing Committee on City Services and Budgets meeting of May 13, 2015, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote)

4. Chauffeur's Permit Appeal Hearing - May 19, 2015

MOVED by Councillor De Genova
SECONDED by Councillor Jang

THAT the Minutes of the Chauffeur's Permit Appeal Hearing of May 19, 2015, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote)

COMMITTEE OF THE WHOLE

MOVED by Councillor Carr
SECONDED by Councillor Louie

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

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote)

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Louie

THAT Council adopt Communication 1 and Policy Reports 3, 4 and 5 on consent.

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote)

REPORT REFERENCE

1. Housing Reports

- (a) **2014 Housing and Homelessness Strategy Report Card
May 15, 2015**

The Mayor noted requests to speak to this report had been received.

REFERRAL MOVED by Councillor Louie

THAT Council receive the presentation on this matter at today's meeting and refer consideration of the related Administrative Report dated May 15, 2015, entitled "2014 Housing and Homelessness Strategy Report Card", to the Standing Committee on

Planning, Transportation and Environment meeting to be held on Wednesday, May 27, 2015, in order to hear from speakers.

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote)

Mukhtar Latif, Chief Housing Officer, provided an overview of the 2014 Housing and Homelessness Strategy Report Card, and along with Brian Jackson, General Manager of Planning and Development Services, Abigail Bond, Director of Housing Policy and Projects, and Penny Ballem, City Manager, responded to questions and agreed to provide additional requested information at the Standing Committee on Planning, Transportation and Environment meeting the next day.

- (b) **Enhancing Housing for Families: Amendments to the Vancouver Development Cost Levy By-law and the Area Specific Development Cost Levy By-Law regarding For-Profit Affordable Rental Housing**
May 4, 2015

The Mayor noted requests to speak to this report had been received.

REFERRAL MOVED by Councillor Jang

THAT Council receive the presentation on this matter at today's meeting and refer consideration of the related Administrative Report dated May 4, 2015, entitled "Enhancing Housing for Families: Amendments to the Vancouver Development Cost Levy By-law and the Area Specific Development Cost Levy By-law regarding For-Profit Affordable Rental Housing" to the Standing Committee on Planning, Transportation and Environment meeting to be held on Wednesday, May 27, 2015, in order to hear from speakers.

CARRIED UNANIMOUSLY

Abigail Bond, Director of Housing Policy and Projects, provided an overview of proposed amendments to Development Cost Levy By-laws regarding for-profit affordable rental housing and reviewed the objectives of the three amendments. Ms. Bond, along with Brian Jackson, General Manager of Planning and Development Services, and Penny Ballem, City Manager, responded to questions and agreed to bring additional requested information to the Standing Committee on Planning, Transportation and Environment meeting the next day.

COMMUNICATIONS

1. Revision to 2015 Council Meetings Schedule

THAT Council approve the following revisions to the 2015 Council Meetings Schedule:

Meeting	Date	Time	Proposed Revision
Public Hearing	Thursday, May 28, 2015	6 pm	Cancel meeting
Public Hearing back-up	Thursday, June 25, 2015	6 pm	Change to start of new Public Hearing

ADOPTED ON CONSENT

POLICY REPORTS

1. Sign By-law Amendment: 520 West Georgia Street (TELUS Garden) May 15, 2015

Councillor Ball declared a Conflict of Interest in regard to this matter, as a relative of hers had worked on the project. Councillor Ball left the meeting at 11:36 am, and did not return until the vote on the matter had been concluded.

MOVED by Councillor Meggs

- A. THAT the application by Henriquez Partners Architects, on behalf of 500 Georgia Property Inc. (a partnership between TELUS Communications and Westbank Properties), the registered owners (the "Owner") of a commercial building known as TELUS Garden having a civic address of 520 West Georgia Street (PID: 028-779-576; Lot A, Block 54, District Lot 541, Group 1, New Westminster District Plan BCP50274 ("TELUS Garden")), to amend the Sign By-law to allow a sign on a retractable screen with electronic copy in the form of projected video images (the "Screen") to be installed and operated on the west façade of TELUS Garden be referred to a Public Hearing together with:
- (i) Draft Sign By-law amendments, substantially in accordance with Appendix A of the Policy Report dated May 15, 2015, entitled "Sign By-law Amendment: 520 West Georgia Street (TELUS Garden)";
 - (ii) The recommendation of the General Manager of Planning and Development Services to approve the application, subject to the conditions contained in Appendix B of the above-noted report.
- B. THAT, subject to A above, prior to enactment of the by-law to amend the Sign By-law, the Director of Legal Services be authorized to enter into an agreement to set out the terms and conditions of the use and operation of the Screen (the "Agreement") with the Owner on the terms and conditions set out in Appendix B and Appendix C of the Policy Report dated May 15, 2015, entitled "Sign By-

law Amendment: 520 West Georgia Street (TELUS Garden)" and on such other terms and conditions as are acceptable to the Director of Legal Services and the General Manager of Planning and Development Services;

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

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

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote due to Conflict of Interest)

2. **CD-1 Rezoning: 5355-5389 Cambie Street**
May 12, 2015

MOVED by Councillor Carr

- A. THAT the application by GBL Architects Inc., on behalf of Huan He and Mei Shen, to rezone 5355-5389 Cambie Street [Lots 17 and 18, Block 875, District Lot 526, Plan 8664; PIDs 009-972-633 and 009-972-668 respectively] from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.75 to 2.44 FSR and the height from 9.2 m (30.2 ft.) to 22.3 m (73 ft.) to permit the development of a six-storey residential building with two-storey townhouses at the lane, containing a total of 48 dwelling units, be referred to a Public Hearing, together with:
- i. Plans prepared by GBL Architects Inc., received September 15, 2014;
 - ii. Draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 12, 2015, entitled "CD-1 Rezoning: 5355-5389 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 above-noted report;

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

- B. THAT, if the application is referred to 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 12, 2015, entitled "CD-1 Rezoning: 5355-5389 Cambie Street".
- 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 expenditure of funds or incurred costs is at the risk of the person making the expenditure or incurring the cost;
 - ii. THAT any proposal 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 .

CARRIED UNANIMOUSLY

(Councillors Ball, De Genova and Meggs absent for the vote)

**3. CD-1 Text Amendment: 1229-1281 Hornby Street (Burrard Gateway)
May 14, 2015**

- A. THAT the application by IBI/HB Architects, on behalf of Rattenbury Enterprises Ltd. and 0785687 B.C. Ltd., to amend the text of CD 1 (Comprehensive Development) District (588) By law No. 11107 for 1229 1281 Hornby Street [PID: 029 416-141, Lot G Block 100 District Lot 541 Group 1 New Westminster District Plan EPP44019], to decrease the permitted floor area for sub-area B by 1,960.7 m² (21,076 sq. ft.) and to increase the permitted floor area for sub-area A by the same amount, allowing for revisions to the proposed tower floor plate, be referred to a Public Hearing, together with:
 - (i) plans prepared by IBI/HB Architects, received February 25, 2015;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 14, 2015, entitled "CD-1 Text Amendment: 1229-1281 Hornby Street (Burrard Gateway)"; and
 - (iii) the recommendation of the General Manager of Planning and Development Services to approve;

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; 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

**4. CD-1 Text Amendment: 785 West 16th Avenue (Shalhevet Girls High School)
May 19, 2015**

- A. THAT the application by Value Property Group, on behalf of Pacific Torah Institute Society (Shalhevet Girls High School), to amend CD-1 (303) By-law No. 7166 for 785 West 16th Avenue [Strata Lots 1 to 4, District Lots 472 and 526, Strata Plan LMS1748; PIDs: 019-097-506, 019-097-514, 019-097-522 and 019-097-531 respectively] to add as a permitted use "School - Elementary or Secondary" be referred to public hearing, together with:
- (i) draft by-law amendments generally as presented in Appendix A of the Policy Report dated May 19, 2015, entitled "CD-1 Text Amendment: 785 West 16th Avenue (Shalhevet Girls High School)"; and
 - (ii) 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 the 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 Text Amendment: Vancouver General Hospital (Segal Centre)
May 19, 2015**

- A. THAT the application by Parkin Architects Western Ltd., on behalf of Vancouver Coastal Health Authority, to amend CD-1 (59) By-law No. 4472 for Vancouver General Hospital [PID: 025-504-088 ; Parcel 1, Block 376 and 377, District Lot 526 Group 1, NWD, Plan BCP 1644] to accommodate architectural features of the Segal Centre be referred to a public hearing, together with:
 - (i) draft by-law amendments generally as presented in Appendix A of the Policy Report dated May 19, 2015, entitled "CD-1 Text Amendment: Vancouver General Hospital (Segal Centre)"; and
 - (ii) 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 the 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

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Louie

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY
(Councillors Ball and De Genova absent for the vote)

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Louie
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY
(Councillors Ball and De Genova absent for the vote)

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Councillor Ball returned to the meeting at 11:48 am.

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BY-LAWS

MOVED by Councillor Louie
SECONDED by Councillor Jang

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

CARRIED UNANIMOUSLY

1. A By-law to enact a Housing Agreement for 1412-1424 East 41st Avenue (By-law No. 11222)
2. A By-law to amend Subdivision By-law No. 5208 (5430-5450 Oak Street) (By-law No. 11223)
3. A By-law to amend Subdivision By-law No. 5208 (5508-5542 Oak Street) (By-law No. 11224)
4. A By-law to amend Subdivision By-law No. 5208 (6070-6090 Oak Street) (By-law No. 11225)

5. A By-law to amend Sign By-law No. 6510 (2610 Victoria Drive) (By-law No. 11226)
6. A By-law to enact a Housing Agreement for 3503-3523 East Hastings Street and 394-398 Skeena Street (By-law No. 11227)
7. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (4949-5109 Cambie Street) (By-law No. 11228)
(Mayor Robertson and Councillor De Genova ineligible for the vote)

MOTIONS

A. Administrative Motions

1. Approval of Form of Development - 357, 375 and 391 West King Edward Avenue

MOVED by Councillor Meggs
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 357-391 West King Edward Ave. (351 West King Edward Ave. being the application address) be approved generally as illustrated in the Development Application Number DE418473, prepared by Ramsay Worden Architects, and stamped "Received, Community Services Group, Planning and Development Services", on April 30, 2015, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

2. Approval of Form of Development - 1108 Pendrell Street

MOVED by Councillor Meggs
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 1108 Pendrell Street (1155 Thurlow Street being the application address) be approved generally as illustrated in the Development Application Number DE417385, prepared by Henriquez Partners Architects, and stamped "Received, Community Services, Development Services", on October 29, 2014, 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

3. Approval of Form of Development - 1651 Harwood Street

MOVED by Councillor Meggs
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 1625 Harwood Street (1651 Harwood Street being the application address) be approved generally as illustrated in the Development Application Number DE418163, prepared by IBI/HB Architects, and stamped "Received, Community Services Group, Planning and Development Services", on April 7, 2015, 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

4. Approval of Form of Development - 1600 Beach Avenue

MOVED by Councillor Meggs
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 1600 Harwood Street (1600 Beach Avenue being the application address) be approved generally as illustrated in the Development Application Number DE418164, prepared by IBI/HB Architects, and stamped "Received, Community Services Group, Planning and Development Services", on April 7, 2015, 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

5. Approval of Form of Development - 803 West 12th Avenue

MOVED by Councillor Meggs
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as Medi-Tech Building 4 - 855 West 12th Avenue (803 West 12th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE416467, prepared by Parkin Architects, and stamped "Received, Community Services Group, Development Services", on April 8, 2015, 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

B. Motions on Notice

1. Request for Leave of Absence - Councillor Deal

MOVED by Councillor Jang
SECONDED by Councillor Ball

THAT Councillor Deal be granted Leave of Absence for Civic Business from all meetings to be held on June 11 and 13, 2015.

CARRIED UNANIMOUSLY

2. Request for Leave of Absence - Councillor Louie

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT Councillor Louie be granted Leave of Absence for Civic Business from all meetings to be held on June 30, 2015.

CARRIED UNANIMOUSLY

NOTICE OF MOTION

1. Consultation and Concerns around the Relocation of the Downtown Eastside Street Market to 501-533 Powell Street

Councillor Affleck submitted a motion regarding the above-noted matter. Councillor Jang called Notice under Section 10.3(d) of the Procedure By-law. The motion will therefore be placed on the Agenda of the Regular Council meeting of June 9, 2015, as a Motion on Notice.

NEW BUSINESS

1. Request for Leave of Absence - Councillor Ball

MOVED by Councillor Jang
SECONDED by Councillor Deal

THAT Councillor Ball be granted Leave of Absence for Personal Reasons from the Standing Committee on City Finance and Services meeting to be held on June 10, 2015.

CARRIED UNANIMOUSLY

2. Request for Leave of Absence - Mayor Robertson

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT Mayor Robertson be granted Leave of Absence for Civic Business from the Court of Revision meeting to be held on June 2, 2015.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Impacts of Canada Post's Delivery Changes

Councillor Meggs noted the City of Hamilton is currently in court regarding Canada Post's installation of community mailboxes. He enquired on the status of Council's motion from January 2014 regarding the potential impacts to the citizens of Vancouver from Canada Post's pending delivery changes. The City Manager noted Engineering Services staff have been in contact with Canada Post, and agreed to provide an update.

2. Komagata Maru Memorial Maintenance

Councillor Reimer requested staff contact Parks and Recreation with regard to the cleanliness and maintenance of the Komagata Maru Memorial in Coal Harbour.

3. Council Chamber Accessibility

Councillor De Genova noted she had heard from members of the public who had concerns regarding the accessibility of the Council Chamber, noting the doors are quite heavy and do not have an automatic opener device. The City Manager agreed to look into the matter.

ADJOURNMENT

MOVED by Councillor Ball
SECONDED by Councillor Louie

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 12:10 pm.

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