



REGULAR COUNCIL MEETING MINUTES

SEPTEMBER 29, 2015

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 29, 2015, at 9:37 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
Councillor Tim Stevenson

CITY MANAGER'S OFFICE: Sadhu Johnston, Acting City Manager

CITY CLERK'S OFFICE: Rosemary Hagiwara, Deputy City Clerk
Laura Kazakoff, Meeting Coordinator

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

IN CAMERA MEETING

MOVED by Councillor Deal
SECONDED by Councillor Jang

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

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;
- (c) labour relations or other employee relations;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;

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

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Regular Council - September 15, 2015

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting of September 15, 2015, be approved.

CARRIED UNANIMOUSLY

2. Public Hearing - July 21, 28 and September 15, 2015

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Public Hearing of July 21, 28 and September 15, 2015, be approved.

CARRIED UNANIMOUSLY

3. Regular Council (City Finance and Services) - September 16, 2015

MOVED by Councillor Meggs
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting following the Standing Committee on City Finance and Services meeting of September 16, 2015, be approved.

CARRIED UNANIMOUSLY

4. Public Hearing - September 17, 2015

MOVED by Councillor Deal
SECONDED by Councillor Stevenson

THAT the Minutes of the Public Hearing of September 17, 2015, be approved.

CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Stevenson

THAT Council adopt Communication 1, Policy Reports 2, 3 and 5 to 8, and Other Reports 1 and 2, on consent.

CARRIED UNANIMOUSLY

REPORT REFERENCE

1. Homelessness Action Week 2015

Abigail Bond, Director of Housing Policy and Projects, provided an overview of Homelessness Action Week (HAW) 2015, including HAW 2015 goals, results of HAW 2014 activities, and a review of upcoming events during and following HAW 2015.

UNFINISHED BUSINESS

1. REZONING: First Shaughnessy Heritage Conservation Area

A Public Hearing on the above-noted matter was held on July 21, 28 and September 15, 2015. Following the completion of the receipt of public comment on September 15, 2015, Council referred further discussion and decision to the Regular Council meeting on September 29, 2015, as Unfinished Business.

The Mayor advised that those Council members who were absent for a portion of the Public Hearing may vote on the application if they confirm they have reviewed the proceedings of the portion of meeting which they missed. In addition, the Mayor noted that Councillor Jang was absent from the entire Public Hearing, and would therefore not be participating in the discussion or decision on this matter.

Councillors Ball, Louie and Reimer advised they had reviewed the portions of the Public Hearing which they missed, and they would therefore be participating in the decision. The Mayor advised he had not reviewed the portions of the Public Hearing which he missed, and he would not be participating in the decision on this matter.

Jane Pickering, Assistant Director of Planning, responded to questions from Council members.

MOVED by Councillor Deal

- A. THAT the Heritage Conservation Area Development Plan (the "HCA Development Plan") generally as set out in Appendix A1 of the Policy Report dated May 29, 2015, entitled "Heritage Action Plan Update: Recommendations to Adopt a Heritage Conservation Area Official Development Plan and New District Schedule for First Shaughnessy", which is the version of HCA Development Plan attached to the above-noted report with the additional amendments as set out in Table 1 of the Memorandum dated July 21, 2015, from the Deputy Director of Planning, which will provide stewardship and long-term protection for areas of the city possessing significant heritage resources and distinct heritage value and character, and which will designate the First Shaughnessy Heritage Conservation Area (as defined in the HCA Development Plan) as the first heritage conservation area ("HCA") in the City, be approved.

- B. THAT, subject to Council adopting the Heritage Conservation Area Development Plan in A above, the by-law to repeal the First Shaughnessy Official Development Plan and to adopt the HCA Development Plan as an Official Development Plan, known as the "Heritage Conservation Area Official Development Plan" (the "HCA ODP"), generally as set out in Appendix B1 of the Policy Report dated May 29, 2015, entitled "Heritage Action Plan Update: Recommendations to Adopt a Heritage Conservation Area Official Development Plan and New District Schedule for First Shaughnessy", which is the version of the by-law posted prior to the Public Hearing with the following additional amendments:
 - a) In Schedule A, Section 1.10, in the first sentence "The properties" is struck and replaced with "All real property"; and
 - b) In Appendix A4, "1998 Cedar Crescent" and "1564 Matthews Avenue" are struck from the list of Protected Heritage Properties;be approved.

- C. THAT, subject to adoption of the Heritage Conservation Area ODP, the proposed Heritage Procedure By-law to provide clear procedures for managing heritage property in the City, generally as set out in Appendix C1 of the Policy Report dated May 29, 2015, entitled "Heritage Action Plan Update: Recommendations to Adopt a Heritage Conservation Area Official Development Plan and New District Schedule for First Shaughnessy", which is the version of the by-law posted prior to the Public Hearing, be approved.

- D. THAT, subject to adoption of the Heritage Conservation Area ODP, the proposed Heritage Property Standards of Maintenance By-law to ensure the long-term maintenance and upkeep of designated protected heritage property and property within an HCA, generally as set out in Appendix D1 of the Policy Report dated May 29, 2015, entitled "Heritage Action Plan Update: Recommendations to Adopt a Heritage Conservation Area Official Development Plan and New District Schedule for First Shaughnessy", which is the version of the by-law posted prior to the Public Hearing, be approved.
- E. THAT, subject to adoption of the Heritage Conservation Area ODP, the by-law to amend the Zoning and Development By-law to create a new District Schedule for First Shaughnessy and to repeal the current First Shaughnessy District Schedule, generally as set out in Appendix E1 of the Policy Report dated May 29, 2015, entitled "Heritage Action Plan Update: Recommendations to Adopt a Heritage Conservation Area Official Development Plan and New District Schedule for First Shaughnessy", which is the version of the by-law posted prior to the Public Hearing with the following additional amendments:
- a) In Section 4.2.3 (a), "enclosed or covered stairs" is struck and replaced with "covered porches";
 - b) In Section 4.2.3 (b), (iii) is struck and (iv) is renumbered as (iii);
 - c) After Section 4.3.3 the following is added:

" , except that the Director of Planning may permit a floor elevation less than 1.4, if:

 - (a) the Director of Planning first considers all applicable policies and guidelines and the site context; and
 - (b) the proposed design of the principal building meets the First Shaughnessy Design Guidelines." ;
 - d) In Section 4.3.5, the following changes are made:
 - i. (b) is changed from "a minimum slope of 12:12" to "a minimum slope of 8:12";
 - ii. After (c) a new provision is added:

"(d) the proposed design of the principal building meets the First Shaughnessy Design Guidelines." ;
 - iii. The use of section number 4.3.5 was used twice in error. The second occurrence has been renumbered to 4.3.6 and then 4.3.6 was renumbered to 4.3.7.;

- e) In Section 4.7.4 (f)(ii) the figure "5%" has been struck and replaced with "20%";
- f) After Section 5.2, a new provision is added:

"5.3 The Director of Planning may relax the building footprint requirements in section 4.2.3 if the Director of Planning first considers:

 - (a) all applicable policies and guidelines adopted by Council;
 - (b) the submissions of any advisory group, property owner or tenant;
 - (c) the height, bulk, location and overall design of the building or buildings and the effect on the site, surrounding buildings, neighbouring sites, streets and views;
 - (d) the amount of open space; and
 - (e) the preservation of the heritage character and heritage value of the area; and the relaxation does not exceed 20% of the building footprint requirements in this Schedule."

be approved.

- F. THAT, subject to adoption of the Heritage Conservation Area ODP, the by-law to amend the Heritage By-law to include reference to HCAs, generally as set out in Appendix G1 of the Policy Report dated May 29, 2015, entitled "Heritage Action Plan Update: Recommendations to Adopt a Heritage Conservation Area Official Development Plan and New District Schedule for First Shaughnessy", which is the version of the by-law posted prior to the Public Hearing, be approved.
- G. THAT, subject to adoption of the Heritage Conservation Area ODP, the by-law to amend the Parking By-law to delegate authority to the General Manager of Planning and Development Services to relax parking requirements for protected heritage property in an HCA, generally as set out in Appendix H1 of the Policy Report dated May 29, 2015, entitled "Heritage Action Plan Update: Recommendations to Adopt a Heritage Conservation Area Official Development Plan and New District Schedule for First Shaughnessy", which is the version of the by-law posted prior to the Public Hearing, be approved.
- H. THAT, subject to approval of A to G above, the Director of Legal Services be instructed to prepare the necessary by-laws for enactment by Council.

amended

AMENDMENT MOVED by Councillor De Genova

THAT A be amended by adding the following at the end:

", with a maximum timeline of up to six months from the date of application of a development inquiry for pre-1940's homes currently listed on the heritage

registry that may no longer be architecturally meritorious, or which have not retained the character of a pre-1940's home, to be reviewed and released from the registry as appropriate."

LOST

(Councillors Deal, Louie, Meggs, Reimer and Stevenson opposed)
(Councillor Jang and Mayor Robertson ineligible for the vote)

AMENDMENT MOVED by Councillor Carr

THAT the motion be amended by adding the following at the end:

- I. THAT Council request staff to report back after the issuance of development and building permits of 15 applications on the impact and effectiveness of the establishment of the Heritage Conservation Area.

CARRIED UNANIMOUSLY

(Councillor Jang and Mayor Robertson ineligible for the vote)

AMENDMENT MOVED by Councillor Carr

THAT the motion be amended by adding the following at the end:

THAT Council request staff to report back on possible recommendations to further incentivize heritage retention such as property tax relief for renovation of a heritage home.

LOST

(Councillors Affleck, Ball, Deal, Louie, Meggs, Reimer and Stevenson opposed)
(Councillor Jang and Mayor Robertson ineligible for the vote)

The amendments having either lost or carried, the main motion as amended to include "I" above, was put and CARRIED UNANIMOUSLY, with Councillor Jang and Mayor Robertson ineligible for the vote.

COMMUNICATIONS

1. Revision to 2015 Council Meetings Schedule

THAT Council amend the meeting time for the Standing Committee on City Finance and Services meeting on October 21, 2015, from 9:30 am to 2:00 pm.

ADOPTED ON CONSENT

ADMINISTRATIVE REPORTS

1. **2016-2020 Budget Outlook**
September 18, 2015

MOVED by Councillor Louie

THAT Council receive for information the 2016-2020 Budget Outlook, as outlined in Appendix 1 of the Administrative Report dated September 18, 2015, entitled "2016-2020 Budget Outlook".

CARRIED UNANIMOUSLY

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At approximately 11:55 am, it was

MOVED by Councillor Carr

THAT the meeting be extended past noon in order to complete the remaining agenda items.

CARRIED UNANIMOUSLY

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POLICY REPORTS

1. **CD-1 Rezoning: 3063-3091 West Broadway**
September 21, 2015

MOVED by Councillor Carr

- A. THAT the application by Yamamoto Architecture Inc., on behalf of Orr Development (1980) Corp., to rezone 3063-3075 West Broadway [Lots 15 and 16, except the north 10 feet now lane and part in Plan 4166 of Lot 3, Block 31, District Lot 192, Plan 1461; PIDs: 014-611-236 and 014-611-287 respectively] and 3083-3091 West Broadway [Lots 13 and 14, except portions in explanatory Plan 5765 and Plan 4166 now highways, of Lot 3, Block 31, District Lot 192, Plan 1461; PIDs: 005-722-713 and 005-723-027 respectively] from C-2C (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 3.00 to 3.39 and the building height from 13.8 m (45.3 ft.) to 18.2 m (59.7 ft.) to permit the development of a five-storey mixed-use building with at-grade commercial uses and 70 secured for-profit affordable rental housing units, be referred to a public hearing, together with:

- (i) plans prepared by Yamamoto Architecture Inc., received May 20, 2015;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 21, 2015, entitled "CD-1 Rezoning: 3063-3091 West Broadway";
- (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 above-noted report;

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

- B. THAT, if after public hearing Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated September 21, 2015, entitled "CD-1 Rezoning: 3063-3091 West Broadway", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by the above-noted report.
- C. 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 of the Sign-By-law [assigning Schedule B (C-2C)], generally as set out in Appendix C of the Policy Report dated September 21, 2015, entitled "CD-1 Rezoning: 3063-3091 West Broadway", 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 the above-noted Appendix C, for consideration at the public hearing.

- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated September 21, 2015, entitled "CD-1 Rezoning: 3063-3091 West Broadway";

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

- E. THAT A through D above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY
(Councillor Meggs absent for the vote)

**2. CD-1 Rezoning: 4162 and 4188 Cambie Street
September 14, 2015**

- A. THAT the application by Pennyfarthing Cambie Properties Inc., to rezone 4162-4188 Cambie Street [Lots 3 and 4, Block 681, District Lot 526, Plan 6212; PIDs 010-949-038 and 010-949-046 respectively] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 2.56 FSR and the height from 10.6 m (35 ft.) to 19.5 m (64 ft.) to permit development of a six-storey residential building fronting Cambie Street and a building comprised of six two-storey townhouses fronting the rear lane, containing a total of 56 dwelling units, be referred to a Public Hearing, together with:
 - (i) plans prepared by Raymond Letkeman Architects Inc., received February 18, 2015;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 14, 2015, entitled "CD-1 Rezoning: 4162-4188 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 the above-noted Appendix A 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 September 14, 2015, entitled "CD-1 Rezoning: 4162-4188 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, applicant 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 September 14, 2015, entitled "CD-1 Rezoning: 4162-4188 Cambie Street".
- D. THAT A to C above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
 - (iii) THAT the City and all its officials 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: 2312-2328 Galt Street
September 21, 2015**

- A. THAT the application by Bruce Carscadden Architect Inc. on behalf of 0997647 B.C. Ltd., to rezone 2312-2328 Galt Street [Lots 2 to 4 of Lot B, Blocks 6 to 8 of Block 8, District Lot 393, Plan 2201; PIDs: 011-163-160, 007-043-724 and 008-172-412 respectively] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.6 to 2.2 and the height from 9.5 m (31.16 ft.) to 13.6 m (44.54 ft.) to permit the development of a four-storey building with 28 secured for-profit affordable rental housing units, be referred to a public hearing, together with:
 - (i) plans prepared by Bruce Carscadden Architect Inc., received February 10, 2015;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 21, 2015, entitled "CD-1 Rezoning: 2312-2328 Galt Street";
 - (iii) the recommendation of the General Manger of Planning and Development Services to approve the application, subject to conditions contained in Appendix B of the above-noted report;

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

- B. THAT, if after public hearing Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated September 21, 2015, entitled "CD-1 Rezoning: 2312-2328 Galt Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by the above-noted report.
- 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 September 21, 2015, entitled "CD-1 Rezoning: 2312-2328 Galt 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 A to C above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT

**4. CD-1 Rezoning: 26 East 1st Avenue
September 14, 2015**

MOVED by Councillor Carr

- A. THAT the application by Bingham Hill Architects, on behalf of Pinnacle International (West First) Plaza Inc., to amend the CD-1 (Comprehensive Development) District (464) By-law No. 9600 for 26 East 1st Avenue [PID:028-334-221, Lot D, Block 8, District Lot 200A, Group 1, New Westminster District Plan BCP45966], to increase the maximum permitted floor area for sub-area 3 to 11,601 m² (124,876 sq. ft.) and to increase the permitted height of sub-area 3 to 53.25 m (175 ft.), allowing for construction of a residential tower, be referred to a Public Hearing, together with:

- (i) plans prepared by Bingham Hill Architects, received on February 10, 2015;
- (ii) draft CD-1 By-law amendments generally as presented in Appendix A of the Policy Report dated September 14, 2015, entitled "CD-1 Rezoning: 26 East 1st Avenue"; and
- (iii) the recommendation of the General Manager of Planning and Development Services to approve the application, subject to conditions in Appendix B of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to prepare the amendments to CD-1 (Comprehensive Development) District (464) By-law No. 9600 in accordance with the above-noted Appendix A for consideration at the Public Hearing.

- B. THAT, if the application is referred to Public Hearing, the registered owner shall submit confirmation, in the form of a "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 September 14, 2015, entitled "CD-1 Rezoning: 26 East 1st Avenue".
- 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 by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning, are at the risk of the property owner;
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY

**5. CD-1 Text Amendment: 1768 Cook Street (201 West 2nd Avenue)
September 15, 2015**

- A. THAT the application by GBL Architects on behalf of 0910326 B.C. Ltd. (Concord Pacific Development) to amend CD-1 (582) By-law No. 11069 for 1768 Cook Street (201 West 2nd Avenue) [PID: 029-387-230; Lot 1, Block 5, District Lot 302, Group 1, New Westminster District Plan EPP42239] to increase the exclusion of floor area for open balconies from 8% to 12% of the residential floor area being provided, be referred to a public hearing, together with:

- (i) draft by-law amendments generally as presented in Appendix A of the Policy Report dated September 15, 2015, entitled "CD-1 Text Amendment: 1768 Cook Street (201 West 2nd Avenue)";
- (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 the above-noted Appendix A, 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;
- (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: 3837 Point Grey Road (Jericho Tennis Club)
September 18, 2015**

- A. THAT the application by Proscenium Architecture + Interiors Inc., on behalf of Jericho Tennis Club Inc., to amend the text of CD-1 (Comprehensive Development) District (421) By-law No. 8893 for 3837 Point Grey Road [PID: 023-913-118, Parcel A, District Lot 448, 538 and 6882, Group 1, New Westminster District, Plan LMP35211] to allow a reduced parking requirement for the Jericho Tennis Club in exchange for provision of additional bicycle parking spaces and end-of-trip facilities, be referred to a public hearing together with:
 - (i) draft by-law amendments generally as presented in Appendix A of the Policy Report dated September 18, 2015, entitled "CD-1 Text Amendment: 3837 Point Grey Road (Jericho Tennis Club)"; 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 the above-noted Appendix A for consideration at the public hearing.

- B. THAT, subject to enactment of the by-law to amend the CD-1 By-law, the Parking By-law be amended to include this CD-1 in Schedule C and to provide parking regulations generally as set out in Appendix A of the Policy Report dated September 18, 2015, entitled "CD-1 Text Amendment: 3837 Point Grey Road (Jericho Tennis Club)";

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

- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT

**7. CD-1 Text Amendment: 1601 Main Street
September 18, 2015**

- A. THAT the application by Diamond Architectural Group Inc., on behalf of Onni Development (Main Street) Corp., to amend the text of CD-1 (Comprehensive Development) District (504) By-law No. 10264 for 1601 Main Street [PID: 028-593-472; Lot 1, District Lots 200A and 2037, Group 1 New Westminster District Plan BCP48238, Except Part in Air Space Plan EPP37728] to permit an increase of 65 m² (700 sq. ft.) in commercial floor space to allow for expansion of a restaurant mezzanine and to add "Neighbourhood Public House" as a permitted use, be referred to public hearing, together with:
- (i) draft by-law amendments generally as presented in Appendix A of the Policy Report dated September 18, 2015, entitled "CD-1 Text Amendment: 1601 Main Street";

- (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 the above-noted Appendix A 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;
- (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

**8. Report Back on the Arts Event Licence Pilot Program
September 21, 2015**

- A. THAT Council adopt the Arts and Culture Indoor Event Licence ("Arts Event Licence") as a permanent program based on the positive outcomes of the two-year pilot.
- B. THAT the General Manager of Planning and Development Services be instructed to make application to amend the Zoning and Development By-law to change the definition of "Arts and Culture Indoor Event", to increase frequency of events from two to three days per month, generally as set out in Appendix A of the Policy Report dated September 21, 2015, entitled "Report Back on the Arts Event Licence Pilot Program", and that this application be referred to a public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law to amend the Zoning and Development By-law for consideration at the public hearing.

- C. THAT, subject to enactment of the amendments to the Zoning and Development By-law, the Licence By-law be amended to change the definition of "Arts and Culture Indoor Event" to increase frequency of events from two to three days per month, to add the words "series of events" to the Licence term

to simplify the approval process and to reduce the fee for event series, generally in accordance with Appendix B of the Policy Report dated September 21, 2015, entitled "Report Back on the Arts Event Licence Pilot Program";

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary by-law to amend the Licence By-law, at the time of enactment of the amendment to the Zoning and Development By-law.

- D. THAT, subject to enactment of the amendments to the Zoning and Development By-law, the Building By-law be amended to increase maximum site capacity to 250 people for artist studios, in alignment with other facility types, to relax the emergency lighting requirements for single-toilet washrooms, to add office spaces to the eligible spaces under this program, and to clarify accessibility requirements generally in accordance with Appendix C of the Policy Report dated September 21, 2015, entitled "Report Back on the Arts Event Licence Pilot Program";

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary by-law to amend the Building By-law, at the time of enactment of the amendment to the Zoning and Development By-law.

ADOPTED ON CONSENT

OTHER REPORTS

1. **Naming of Street Extensions - Carolina Street and East 1st Avenue
September 14, 2015**

- A. THAT the new public street extension west of Fraser Street running north from Great Northern Way, shown in heavy black outline on the graphic attached as Appendix A to the Other Report dated September 14, 2015, "Naming of Street Extensions - Carolina Street and East 1st Avenue", be named as "Carolina Street".
- B. THAT the new public street extension north of Great Northern Way running west from the new extension of Carolina Street, shown in heavy black outline on the graphic attached as Appendix A to the Other Report dated September 14, 2015, entitled "Naming of Street Extensions - Carolina Street and East 1st Avenue", be named as "East 1st Avenue".
- C. THAT the Director of Legal Services be instructed to bring forward the appropriate amendments to the Street Name By-law.

ADOPTED ON CONSENT

**2. Naming of Street Extension and New Public Street - Switchmen Street and Pullman Porter Street
September 14, 2015**

- A. THAT the new public street extension west of Quebec Street and north of East 1st Avenue, shown in heavy black outline on the graphic attached as Appendix A to the Other Report dated September 14, 2015, entitled "Naming of Street Extension and New Public Street - Switchmen Street and Pullman Porter Street", be named "Switchmen Street".
- B. THAT the new public street between Ontario and Quebec Streets, running north from East 1st Avenue to the extension of Switchmen Street, shown in heavy black outline on the graphic attached as Appendix A of the Other Report dated September 14, 2015, entitled "Naming of Street Extension and New Public Street - Switchmen Street and Pullman Porter Street", be named as "Pullman Porter Street".
- C. THAT the Director of Legal Services be instructed to bring forward the appropriate amendments to the Street Name By-law.

ADOPTED ON CONSENT

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Meggs

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Carr

SECONDED by Councillor De Genova

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

CARRIED UNANIMOUSLY

BY-LAWS

Councillor De Genova declared Conflict of Interest in regard to By-laws 1 and 2 as immediate family members of hers are involved in the development.

Mayor Robertson noted that Councillors Ball, Louie and Reimer had missed a portion of the Public Hearing related to By-laws 5 to 10, however, earlier in today's meeting they confirmed that they had reviewed the missed portions of the hearing, and they are therefore eligible to vote on the By-laws.

Councillor Jang and Mayor Robertson advised they would not be voting on By-laws 5 to 10.

MOVED by Councillor Deal
SECONDED by Councillor Carr

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

CARRIED UNANIMOUSLY AND
BY-LAWS 5, 6, 8 AND 9 BY THE REQUIRED MAJORITY

1. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (5805 Wales Street) (By-law No. 11345)
(Councillor De Genova ineligible for the vote due to conflict of interest)
2. A By-law to amend Subdivision By-law No. 5208 (5805 Wales Street) (By-law No. 11346)
(Councillor De Genova ineligible for the vote due to conflict of interest)
3. A By-law to amend Street Name By-law No. 4054 regarding Pullman Porter Street and Switchmen Street (By-law No. 11347)
4. A By-law to amend Street Name By-law No. 4054 regarding Carolina Street and East 1st Avenue (By-law No. 11348)
5. A By-law to adopt a Development Plan regarding heritage conservation areas as an Official Development Plan (Heritage Conservation Area Official Development Plan) (By-law No. 11349)
(Councillor Jang and Mayor Robertson ineligible for the vote)
6. A By-law in relation to heritage property to authorize withholding of permits, to delegate the powers and duties of Council under Part XXVIII of the *Vancouver Charter* and to establish procedures for applications under Part XXVIII of the *Vancouver Charter* (Heritage Procedure By-law) (By-law No. 11350)
(Councillor Jang and Mayor Robertson ineligible for the vote)
7. A By-law prescribing minimum standards and regulations for the repair and maintenance of heritage property (Heritage Property Standards of Maintenance By-law) (By-law No. 11351)
(Councillor Jang and Mayor Robertson ineligible for the vote)

8. A By-law to amend Zoning and Development By-law No. 3575 to create a new district schedule for First Shaughnessy (First Shaughnessy District Schedule and related and consequential amendments) (By-law No. 11352)
(Councillor Jang and Mayor Robertson ineligible for the vote)
9. A By-law to amend Heritage By-law No. 4837 regarding heritage alteration permits, heritage conservation areas and protected heritage property (By-law No. 11353)
(Councillor Jang and Mayor Robertson ineligible for the vote)
10. A By-law to amend Parking By-law No. 6059 with regard to First Shaughnessy District (By-law No. 11354)
(Councillor Jang and Mayor Robertson ineligible for the vote)
11. A By-law to enact a Housing Agreement for 1647 East Pender Street (By-law No. 11355)

MOTIONS

A. Administrative Motions

None.

B. Motions on Notice

1. Buy Social City Certification

Note: The following motion varies from the original Motion on Notice in that the "Resolved" has been separated into two components.

MOVED by Deputy Mayor Reimer
SECONDED by Councillor Louie

WHEREAS

1. The City of Vancouver has adopted the Healthy City for All Phase II that commits the City to create a formal social procurement framework to guide the City's procurement practices, including community benefit agreements;
2. The City of Vancouver has also adopted the Downtown Eastside Plan that includes Social Economic objectives which are enhanced and can be more easily achieved through the success of social enterprise;
3. Social purchasing does not incur added costs to City's existing purchasing, but seeks to advance social goals through existing purchasing and Community Benefit Agreements;

4. Buy Social Canada seeks to promote the inclusion of social values into existing purchasing and is modeled on and affiliated with the successful Buy Social UK. They are specifically focused on:
 - certifying Social Enterprise Suppliers and Purchasers based on criteria developed on international standards and Canadian social enterprise sector consultation, all transparent and available at www.buysocialcanada.ca;
 - directly supporting the creation of market opportunities for Vancouver's social enterprises which promote targeted employment, local economic development and social inclusion;
 - supporting local social enterprise capacity for engaging with government and related contracts;
5. Buy Social Canada has already certified over 15 social enterprise suppliers in our community, including EMBERS, Atira, Cleaning Solution, CleanStart, Common Thread, Potluck, JustWorks, and HAVE; and operates a social enterprise retail presence at 112 West Hastings Street (across from Woodward's);
6. Vancouver would be the second Canadian municipality, and the first urban municipality, to seek Buy Social certification.

THEREFORE BE IT RESOLVED THAT Vancouver City Council endorse the work of Buy Social Canada;

BE IT FURTHER RESOLVED THAT Council direct staff to consider the Buy Social certification program during the development of the City's social procurement framework as part of the Healthy City Strategy.

carried

REFERRAL MOVED by Councillor Affleck

THAT the Buy Social City Certification (BSCC) motion be referred to staff to report back to Council on whether the BSCC is overly similar to existing policies or programs (such as the Ethical Purchasing Policy <http://vancouver.ca/doing-business/ethical-purchasing-policy.aspx>) in The City of Vancouver, potentially making Buy Social City Certification redundant.

LOST

(Councillors Carr, Deal, Jang, Louie, Meggs, Reimer, Stevenson and Mayor Robertson opposed)

The motion to refer having lost, the motion was put and CARRIED with Councillors Affleck, Ball and De Genova opposed.

2. Conserving Water through Measures such as a Toilet Exchange Program

MOVED by Councillor Carr

SECONDED by Councillor De Genova

WHEREAS

1. Drought conditions during the summer of 2015 required Metro Vancouver to place the region under Stage 3 Water Restrictions which meant watering of lawns, washing cars and filling of private pools, ponds and hot tubs was prohibited and water of gardens was only permitted by hand or drip irrigation;
2. Other nearby municipalities such as on the Sunshine Coast were put on Stage 4 Water Restrictions which meant that watering of all private gardens could only be done using household grey water;
3. Standard toilets account for approximately 25 percent of the water used in homes, prompting many municipalities to undertake toilet exchange programs such as the City of Richmond which offered a \$100 utility tax rebate for homeowners who exchanged a high water volume toilet with an ultra-low volume toilet;
4. The Intergovernmental Panel on Climate Change reports predict increased frequency and intensity of summer droughts along the BC coast.

THEREFORE BE IT RESOLVED THAT City Council direct staff to report back to Council on the costs and benefits of various measures the City can undertake to mitigate against future droughts by reducing water use and conserving grey water, including a toilet exchange program and building by-law changes to encourage rainwater collection and separated grey water systems;

BE IT FURTHER RESOLVED THAT the report be completed in time for measures to be included in the City's 2016 budget if necessary.

referred

REFERRAL MOVED by Councillor Reimer

THAT the motion be referred to staff for consideration as part of the Greenest City Action Plan Refresh previously committed to by Council and intended to come back to Council in November 2015.

CARRIED

(Councillors Affleck, Ball, Carr and De Genova opposed)

3. Current Status of the Southeast Vancouver Seniors Centre Project

MOVED by Councillor De Genova
SECONDED by Councillor Ball

WHEREAS

1. The goal of the Southeast Vancouver Seniors Arts and Cultural Centre Society is the construction of "a Dedicated Seniors Centre to reduce isolation and loneliness";
2. The City of Vancouver and the Vancouver Board of Parks and Recreation have long committed to the construction of a Southeast Vancouver Seniors Centre to serve the more than 27,000 seniors who live in the South Vancouver area;
3. Funding commitments for the Southeast Vancouver Seniors Centre have been secured from the City of Vancouver, the Province of British Columbia, and the Government of Canada, with land allocated by the Vancouver Board of Parks and Recreation in May 2009;
4. The \$2.5 million funding contribution from the Government of Canada toward construction of the Seniors Centre, announced on January 7, 2013, has been secured through the Build Canada Fund;
5. There are reports that the Build Canada Fund will not sign a Contribution Agreement to present to the federal Treasury Board until design work and costing information for the Seniors Centre is received.

THEREFORE BE IT RESOLVED THAT Council direct staff to provide a memo to Council regarding the current status of the Build Canada Fund Contribution Agreement for the Southeast Vancouver Seniors Centre;

BE IT FURTHER RESOLVED THAT staff also provide an opinion in their memo to Council on any potential impact of the October 19, 2015, federal election on the funds allocated to the Seniors Centre project through the Build Canada Fund;

AND BE IT FURTHER RESOLVED THAT staff also specifically advise in their memo whether any invoices have been submitted to the federal government against the Government of Canada grant amount of \$2.5 million from the Build Canada Fund.

referred

REFERRAL MOVED by Councillor Louie

THAT the motion be referred to staff with a request to provide a briefing to Councillor De Genova.

CARRIED
(Councillors Affleck, Ball, Carr and De Genova opposed)

4. Change to Business Licence Hearing Panels of October 6 and 27, 2015

MOVED by Councillor Deal
SECONDED by Councillor Jang

WHEREAS

1. Vancouver City Council, on April 14, 2015, appointed Councillor Louie to the Business Licence Hearing Panel for a hearing to be held on October 6, 2015, and Councillor Stevenson to the Business Licence Hearing Panel for a hearing to be held on October 27, 2015;
2. Due to Civic Business, Councillor Louie is no longer able to attend the hearing on October 6, 2015. Councillor Stevenson has agreed to replace Councillor Louie on the Business Licence Hearing Panel on October 6, 2015. Councillor Louie will then replace Councillor Stevenson on the Business Licence Hearing Panel on October 27, 2015.

THEREFORE BE IT RESOLVED THAT Councillor Stevenson be appointed to the Business Licence Hearing Panel for a hearing to be held on October 6, 2015, in place of Councillor Louie;

BE IT FURTHER RESOLVED THAT Councillor Louie be appointed to the Business Licence Hearing Panel for a hearing on October 27, 2015, in place of Councillor Stevenson.

CARRIED UNANIMOUSLY

5. A Fair and Level Playing Field for Vancouver Distilleries, Wineries, Cideries and Breweries

MOVED by Councillor Affleck
SECONDED by Councillor De Genova

WHEREAS

1. Supporting Vancouver businesses, and making them more competitive, efficient, and ready to benefit from emerging opportunities is essential to a healthy and sustainable economic future;

2. Allowing the sampling and vending of craft beer, wine, and liquor supports local products and the local economy;
3. The Province of British Columbia has updated B.C.'s outdated liquor rules and cut red tape to support and promote the industry and create more selection for consumers;
4. Recommendation 28 in the B.C. Liquor Policy Review, Final Report (January 2014), states that manufacturers should be allowed to offer patrons liquor that was not produced on site;
5. On July 28, 2015, the Province of British Columbia announced that distilleries, wineries, cideries and breweries with licensed lounges or special event areas can now sell liquor they do not produce - up to 20 per cent of their sales each quarter - for customers to enjoy during their visit;
6. The City of Vancouver currently has a number of By-laws that prohibit distilleries, wineries, cideries and breweries from selling liquor they do not produce, preventing local manufacturers from participating in the new sales channels and expanded market opportunities allowed by the Province;
7. A City of Vancouver liquor strategy review is pending but may not be ready for Council to consider until next spring, effectively preventing Vancouver distilleries, wineries, cideries and breweries from availing themselves of the opportunity to sell liquor they do not produce prior to that time;
8. Manufacturers based outside Vancouver currently have a significant business advantage over manufacturers based in Vancouver and are more likely to be able to host special events (e.g., weddings, movie release events, product launch events, etc.) owing to the wider assortment of products they can carry - products that would not be available if the event were to take place in Vancouver;
9. Allowing Vancouver distilleries, wineries, cideries and breweries to sell liquor they do not produce - up to 20 per cent of their sales each quarter - would ensure a fair and level playing field between manufacturers based in the city of Vancouver and those based outside the city who are already enjoying the sales and market benefits of the new Provincial policy.

THEREFORE BE IT RESOLVED THAT Council direct staff to fast-track a policy to allow Vancouver distilleries, wineries, cideries and breweries to sell liquor they do not produce - up to 20 per cent of their sales each quarter - in accordance with new Provincial regulations.

referred

REFERRAL MOVED by Councillor Deal

THAT the motion be referred to staff to bring back as part of a "quick starts" program for the liquor review;

AND FURTHER THAT that the matter be brought back before the holiday season.

CARRIED

(Councillors Affleck, Ball, Carr and De Genova opposed)

NOTICE OF MOTION

1. Exempt City Staff Severance Provisions

Councillor De Genova submitted a Notice of Motion on the above-noted matter. The motion will be placed on the agenda of the Regular Council meeting on October 20, 2015, as a Motion on Notice.

2. Wine Stores - Aligning the City of Vancouver Liquor Store Guidelines with New Provincial Regulations

Councillor Affleck submitted a Motion on the above-noted matter. Councillor Ball 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 on October 20, 2015, as a Motion on Notice.

NEW BUSINESS

1. Request for Leave of Absence - Councillor Jang

MOVED by Councillor Stevenson
SECONDED by Councillor Reimer

THAT Councillor Jang be granted Leave of Absence for Personal Reasons from meetings to be held on October 20 to 22, 27, and November 3 and 4, 2015.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Council Chamber Accessibility

Councillor De Genova enquired about work being done by staff in regard to the accessibility of the Council Chamber and requested an update.

2. Affordable Home Ownership

Councillor De Genova enquired with regard to the status of her previous motion regarding a Program for Affordable Home Ownership and requested an update on when this program might be brought to Council.

3. Early Council Events

Councillor De Genova expressed concern regarding a recent event hosted by a Council member which was referred to as an "Early Council".

Subsequently, several other Council members spoke on the issue, including Councillor Carr, who requested clarification from staff regarding the use of the word "Council" by an individual Councillor in relation to any meeting they may have with the public.

* * * * *

POINT OF ORDER

Councillor Louie rose on a Point of Order to note that any request by a Council member which involves significant work by City staff needs to be made with the consent of Council. The Mayor agreed and noted that such items that cannot be answered quickly by staff need to be brought forward for consideration by Council.

* * * * *

4. Vandalized Chinatown Murals

Councillor Jang noted the recent vandalizing of murals in Chinatown and requested staff look into the matter to see if there is any assistance the City could offer in helping to get them restored.

5. Removal of Memorial Plaques from Downtown Eastside

Councillor Reimer noted the recent removal of three plaques from the Downtown Eastside which were originally placed as part of a non-profit project to memorialize the missing and murdered women. Councillor Reimer noted that the families of the three women were notified, but not the community groups and members that have been integral in raising awareness of the issue and memorializing the women. She further noted that it was important to have a protocol in place should an occasion like this arise again. The Deputy City Manager responded, and agreed that a protocol would be helpful.

6. Emergency Preparedness

Councillor Carr enquired with regard to the plans for a new integrated response and preparedness plan for marine disasters, and the consultations which are planned for this Fall. The Deputy City Manager responded and noted staff had been engaging with the Coast Guard and will be involved in the consultation process.

7. East Fraserlands

Councillor Carr noted she has heard concerns from people living in the residentially-zoned East Fraserlands with regard to the change in industrial operating hours across the river in Richmond resulting in increased noise and smells. She asked what advice could be provided to the citizens of Vancouver, given that it is not in the City's jurisdiction. The Deputy City Manager responded and noted he would get back to Council with the requested information.

ADJOURNMENT

MOVED by Councillor Ball
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 1:56 pm.

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