



## REGULAR COUNCIL MEETING MINUTES

MARCH 8, 2016

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 8, 2016, at 9:34 am, in the Council Chamber, Third Floor, City Hall.

<b>PRESENT:</b>	Mayor Gregor Robertson Councillor George Affleck Councillor Elizabeth Ball Councillor Adriane Carr Councillor Melissa De Genova* Councillor Heather Deal* Councillor Kerry Jang* Councillor Geoff Meggs* Councillor Andrea Reimer Councillor Tim Stevenson
<b>ABSENT:</b>	Councillor Raymond Louie (Leave of Absence - Civic Business)
<b>CITY MANAGER'S OFFICE:</b>	Sadhu Johnston, City Manager
<b>CITY CLERK'S OFFICE:</b>	Janice MacKenzie, City Clerk Nicole Ludwig, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### PROCLAMATION - INTERNATIONAL WOMEN'S DAY

Mayor Robertson proclaimed March 8, 2016, as International Women's Day in the city of Vancouver and invited Miranda Mandarino, Chair, Women's Advisory Committee, to receive the proclamation and say a few words. Ms. Mandarino was accompanied by Women's Advisory Committee members Erin Arnold, Fiona MacFarlane, and Rhonda Sherwood.

### 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;

(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 - February 23, 2016**

MOVED by Councillor Deal  
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting of February 23, 2016, be approved.

CARRIED UNANIMOUSLY

##### **2. Public Hearing - February 23, 2016**

MOVED by Councillor Jang  
SECONDED by Councillor Deal

THAT the Minutes of the Public Hearing of February 23, 2016, be approved.

CARRIED UNANIMOUSLY

##### **3. Regular Council (Policy and Strategic Priorities) - February 24, 2016**

MOVED by Councillor Jang  
SECONDED by Councillor Deal

THAT the Minutes of the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of February 24, 2016, be approved.

CARRIED UNANIMOUSLY

## **MATTERS ADOPTED ON CONSENT**

Mayor Robertson noted a request to speak to Administrative Report 7 had been received.

MOVED by Councillor Carr  
SECONDED by Councillor De Genova

THAT the Administrative Report dated February 5, 2016, entitled "Acquisition of Social Housing at 1171 Jervis Street" be referred to the Standing Committee on City Finance and Services meeting on March 9, 2016, in order to hear from speakers.

CARRIED UNANIMOUSLY

MOVED by Councillor Jang  
SECONDED by Councillor Carr

THAT Council adopt Administrative Reports 1 to 6 and 10, and Policy Reports 2 and 3, on consent.

CARRIED UNANIMOUSLY AND  
ADMINISTRATIVE REPORT 6 BY THE REQUIRED MAJORITY

## **COMMITTEE OF THE WHOLE**

MOVED by Councillor Jang  
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

## **REPORT REFERENCE**

### **1. Empty Housing Units Research**

Mukhtar Latif, Chief Housing Officer, provided an update on recent work done by the Housing Policy and Projects Department, and introduced Matthew Bourke, Housing Policy and Projects, and Bruce Townson, CEO, Ecotagious Inc., who provided a presentation on the above-noted matter. Mr Latif, Mr. Bourke and Mr. Townson, along with Abi Bond, Director of Housing Policy and Projects, responded to questions.

MOVED by Mayor Robertson

- A. THAT the Mayor, on behalf of Council, write to the Premier to reiterate the ask made in May 2015 for municipalities to have the legal tools to track property ownership and ensure timely occupancy of empty units.

- B. THAT staff report back in Q2 2016 with recommendations for specific policy and regulatory steps the City, Provincial, and Federal governments could take to address empty homes based on consultation from local housing, real estate and legal public policy experts and residents of Vancouver.

CARRIED UNANIMOUSLY  
(Councillor Deal absent for the vote)

**2. Vancouver Celebrates Canada's 150th Anniversary  
February 24, 2016**

Marg Specht, Director of Grants, Awards and Support Programs, Cultural Services, provided a presentation on plans for celebrating Canada's 150th Anniversary and noted that staff would be proposing to brand the celebrations "Canada 150+" to acknowledge and honour Aboriginal heritage. Ms. Specht, along with Wendy Au, Assistant City Manager, responded to questions.

MOVED by Councillor Ball

- A. THAT Council respect established government to government protocols and honour permission from the Musqueam, Squamish, and Tsleil-Waututh First Nations to proceed with a civic celebration in 2017 on their unceded homelands.
- B. THAT Council endorse a project grant application to the Department of Canadian Heritage's Canada 150 Fund in support of Vancouver's Celebration of Canada's 150th Anniversary as a priority project as a City of Reconciliation.
- C. THAT Council direct staff to execute scalable programs and activities as outlined in Appendix A of the Administrative Report dated February 24, 2016, entitled "Vancouver Celebrates Canada's 150th Anniversary" – the proposed preliminary project budget – and to actively seek private sector revenues and cost sharing opportunities with sponsors and partners; and to report back in Fall 2016 with financial and operational updates.
- D. THAT Council authorize staff to draw \$1,900,000 from the Cultural Tourism Reserve Fund (CTRF) in 2016 and 2017 to further work on a celebration site design and operations plan, including the engagement of curatorial, event production, sponsorship and branding, marketing and communication professionals, etc., through temporary staff hires and competitive procurement processes as outlined in the Administrative Report dated February 24, 2016, entitled "Vancouver Celebrates Canada's 150th Anniversary" and as summarized in Appendix A of the above-noted report.
- E. THAT Council authorize departmental staff throughout the City to identify and direct, when feasible, cash and in-kind civic resources (e.g. Theatre Rental Grants) to support relevant community projects that provide audience-ready, Aboriginal-driven programming in Vancouver in 2017 that supports this city-wide initiative.

CARRIED UNANIMOUSLY  
(Councillor Deal absent for the vote)

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*Council recessed at 11:57 am and reconvened at 2:08 pm.*

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## UNFINISHED BUSINESS

On Tuesday, February 23, 2016, Vancouver City Council heard from speakers at a Public Hearing on the next two items, and following the close of the receipt of public comments, referred discussion and decision on both matters to the Regular Council meeting on March 8, 2016, as Unfinished Business.

Mayor Robertson was not present at the Public Hearing and did not participate in the debate or vote on either matter.

### 1. REZONING: 1575-1577 West Georgia Street and 620 Cardero Street

Kevin McNaney, Assistant Director of Planning, Downtown, along with staff from Engineering Services and Planning and Development Services, responded to questions.

MOVED by Councillor Stevenson

- A. THAT the application by Henriquez Partners Architects, on behalf of ARPEG Holdings Ltd., to rezone 1575-1577 West Georgia Street [*PID: 004-321-782; Lot 1 except: Firstly; Part in Explanatory Plan 18091 now road, Secondly; Part Dedicated Road on Plan LMP 19026 Block 42 District Lot 185 Group 1 New Westminster District Plan 14048, and PID: 007-955-073; Lot 2 Block 42 District Lot 185 and of Public Harbour of Burrard Inlet Plan 14074*] from CD-1 (Comprehensive Development) District (336) By-law No. 7431 and 620 Cardero Street (with consent in writing of the registered owner, City of Vancouver) [*PID: 018-454-143; Lot 3, Except: Part Dedicated Road on Plan LMP31912, of the Public Harbour of Burrard Inlet, Plan LMP12354*] from CD-1 District (312) By-law No. 7200, both to a new CD-1 District, to permit a floor space ratio (FSR) of 10.59 and a building height of 82.6 m (271 ft.) to allow for a 26-storey mixed-use development containing 175 market strata units, along with retail, service and office uses, generally as presented in Appendix A of the Policy Report dated January 19, 2016, entitled "CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street", be approved subject to the following conditions:

#### CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Henriquez Partners Architects, and stamped "Received City Planning Department, July 16, 2014", provided that the Acting 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 Acting General Manager of Planning and Development Services, who shall have particular regard to the following:

#### Urban Design

1. Design development to reduce maximum building height from 85.3 m (279.9 ft.) to 82.6 m (271 ft.).

Note to Applicant: Reduction of height to achieve greater compatibility with the existing building at 1500 West Georgia Street, reduce overall building mass relative to adjacent sites, and to improve shadow performance to adjacent. This condition will warrant a reduction in the height of the mechanical screening. This condition anticipates a commensurate reduction in density for the proposal.

2. Design development of the building to maintain the high quality materials indicated to maintain the level of exterior detailing and finish necessary to accomplish the intended expression of the building in this application.
3. Design development to ensure that service equipment including window washing infrastructure, cell antennas, and any other mechanical units do not obstruct or compromise the integrity of the architectural expression.
4. Design of below grade parking structures to be provided at adequate depths below grade to ensure the planting of trees and mature landscape may be successfully executed.

Note to Applicant: see also Landscape condition 8.

5. At development application, submission of a bird friendly strategy for the design of the building is encouraged;

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

#### Sustainability

6. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance as required by the *Green Buildings Policy for Rezoning*s.

Note to Applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the LEED® 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 is also required under the policy.

### Crime Prevention Through Environmental Design (CPTED)

7. Design development to respond to CPTED principles, having particular regards for:
  - (a) theft in the underground parking;
  - (b) residential break and enter;
  - (c) mail theft; and
  - (d) mischief in alcove and vandalism, such as graffiti

Note to applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. Consultation with the social housing operators and Park Board staff with experience of the more specific CPTED risks in this area is recommended, and should be included the response to this condition.

### Landscape

8. Design development to provide street trees along Georgia/Pender street frontage in order to be consistent with the "*West Georgia Street Tree and Sidewalk Design Guidelines*".

Note to Applicant: Subject to review by the General Manager of Engineering Services, there should be one row of street trees along the West Georgia Street and West Pender Street frontage. The West Georgia Street design treatment should wrap to the perimeter of the building and blend with adjacent sites. Street tree locations near the intersection of Georgia and Cardero streets should take into consideration of the pedestrian crossing location.

9. Design development to maximize soil volumes for trees and landscapes planted on slab.

Note to Applicant: Soil volumes should be contiguous and to meet or exceed BCLNA Standards. Where applicable, architectural slabs above the underground parking level should angle down at the perimeter. At time of development permit, provide detailed sections through the planter, including slab, soil, root ball, voiding, insulating layer, protection board and parking level.

10. Design development to mitigate conflicts between the proposed inside row of trees along Cardero Street and overhead architectural canopies and roof structures.

Note to Applicant: This can be done through choice of tree species or notching the canopy, where applicable.

11. Design development to the Level 5 to expand the urban agriculture program by adding additional planters and site furniture, including a potting space, tool storage, hose bibs and permanent bench seating.

12. At time of development permit, provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, lighting, trash receptacles, hose bibs, signs, retaining wall treatment, anti-skateboard guards, parking vents, public realm (building edge to the curb, trees, lamp posts, fire hydrants, sidewalk treatment).

13. Provision of street trees adjacent to the development site.

Note to Applicant: Provide a notation on the development permit plans, *"Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering Services. Contact Eileen Curran, Streets Engineering (311) to confirm tree planting locations and Amit Gandha, Park Board (311) for tree species selection and planting requirements. New trees must be of good standard, 75 mm minimum caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. New street trees to be provided adjacent to the development site to be confirmed prior to the issuance of the occupancy permit. Call Park Board for inspection after tree planting completion."*

14. Provision of an efficient irrigation system for all common outdoor planters and individual hose bibs for all patios of 100 sq. ft. or greater.

Note to Applicant: Provide details (location, size, type, materials) of any rainwater harvesting system, including cisterns and permeable paving systems. Provide a bolded written note and irrigation symbols to the development permit drawings.

### Housing Policy and Projects

15. Design development to ensure that a minimum of 25 percent of the proposed market strata units are designed to be suitable for families with children, including some three bedroom units.
16. The building is to comply with the *High Density Housing for Families with Children Guidelines*, and include a common amenity room with kitchenette (and an accessible washroom adjacent to this amenity room).
17. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activities.

### Engineering

18. Clarify garbage pick-up operations. Provide confirmation that a waste hauler can access and maneuver on-site to allow for access and pick up of the garbage compactors and recycling bins.
19. Clarify if a canopy is proposed over the property lines, if so please provide a canopy application to Engineering Services.
20. Delete landscaping proposed over the property line on the Hastings Street frontage to allow for maximum sidewalk widths.
21. Provision of a landscape plan that reflects the required street work and improvements proposed for this development.
22. Compliance with the *Parking and Loading Design Supplement* to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- (a) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances.

Note to Applicant: The slope and length of the ramp sections must be shown on the submitted drawings.

- (b) Modify the parking ramp to provide a level portion from the street to the back of the 6m setback.
- (c) Provision of a 9'x9' (2.7 m x 2.7 m) corner cuts at elevation 3.2, 2.17 and 0.5 to improve the two-way flow and visibility on the main ramp and provide turning swaths confirming 2-way flow at these points on the ramp.

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.

- (d) Provision of an improved plan showing the maneuvering for the largest delivery vehicle to access the Class B loading spaces.

Note to Applicant: Show maneuvering in and out from Hastings Street and confirm two-way truck access is being provided to the loading spaces or provide typical corner cuts, loading throats and loading bay widths.

- (e) Provision of a warning system for truck drivers to indicate when both Class B loading spaces are occupied.

Note to Applicant: This is required when both Class B loading spaces are occupied and to prevent a third truck from entering the site as no on-site turnaround is being provided. A qualified transportation engineer must provide details on the system and locations of all lights, signs and detection devices which are to be clearly noted on the plans.

- (f) Provision of 2.7 m stall width for stall 23 and a painted tapered guideline with hatch markings on the north side of the maneuvering aisle.

Note to Applicant: The southeast corner of the storage room at gridline I-4 on drawing A1.04, encroaches into the maneuvering aisle reducing the width to 6.2 m. This condition exists on multiple levels.

- (g) Relocate the column located at gridline I4/A7 on drawing A1.07 to be clear of the parking ramp.

- (h) Provision of detailed section drawings showing elevations, vertical clearances, and security gates for the main ramp and through the loading bays.

Note to Applicant: As on-site maneuvering is being provided for the Class B loading, confirm a minimum of 3.8 m of vertical clearance is being provided from the parking level for the manoeuvring areas serving the loading and 2.3 m of vertical clearance is being provided on the parking ramp and levels P1 to P6 for the disability spaces.

- (i) Modify column placement for stalls with column encroachments to comply with the requirements of the Engineering Parking and Loading Design Supplement.

Note to Applicant: 4' (1.2m) columns are shown without any column setback from the maneuvering aisle. The maximum permitted column length is 3' (0.9m) with a 1' (0.3m) setback; otherwise additional stall width is required.

### Neighbourhood Energy

- 23. The proposed plan for site heating and cooling, developed in consultation with the City and the City-designated Neighbourhood Energy System (NES) Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
- 24. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to Neighbourhood Energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

- 25. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
- 26. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

## CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (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 and to the General Manager of Planning and Development, the Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services, the Director of Facility Design and Management, and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### Engineering

1. Consolidation of Lot 1, Except: Firstly, Part in Explanatory Plan 18091 Now Road; Secondly, Part Dedicated Road on Plan LMP19026, Block 42, DL 185, Plan 14048; Lot 2, Block 42, DL 185 and of Public Harbour of Burrard Inlet, Plan 14074; and Lot 3 Except: Part Dedicated Road on Plan LMP31912, of the Public Harbour of Burrard Inlet, Plan LMP12354, to create a single parcel.
2. Provision of a building setback and a surface statutory right of way (SRW) for pedestrian purposes to achieve a distance of up to 5.5 m (18 ft.) from the back of the City curb to the building face on the Cardero Street and Georgia Street frontages. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimension. Landscaping, door swings, stairs and walls are not to encroach into the final SRW area.
3. Provision of a 3.1 m (10 ft.) dedication on the northwest corner of the site and a further 6 m (20 ft.) setback (9.1m /30 ft.in total) and statutory right of way for pedestrian purposes over the setback is required. The dedication and setback are required for future geometric changes to the road and pedestrian realm and shall be clear of any structure, stairs and walls. Note: As the proposed parking ramp is located within a portion the 6 m (20 ft.) SRW, this portion of the ramp shall be generally level and meet future building grades.
4. Modification or replacement of SRW BG374331 (as shown on Plan LMP12944) to reflect the reduced SRW area over Lot 3.
5. Release of Easement & Indemnity Agreement 535281M (commercial crossing) prior to building occupancy.
6. Release of the Shoreline Protection Works Agreement (BG374321) and the Services Agreement (BG374323-29) 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 these conditions for zoning enactment. Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the releases.

7. Provision of a Services Agreement to detail the on-site 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 audible signals at the intersection of West Georgia Street/Cardero Street/West Pender Street.
  - (b) Provision of improved sidewalks around the site (Georgia/Pender/Cardero/Hastings streets) in keeping with the applicable commercial and specialty area treatments.
  - (c) Provision of upgraded street lighting and additional pedestrian scale lighting on Cardero Street adjacent to the site.
  - (d) Provision of street trees adjacent the site where space permits – refer to the relevant condition under Landscape section.
  - (e) Provision of geometric changes on Cardero Street, Hastings Street, and Georgia Street to the satisfaction of the General Manager of Engineering Services. Changes will include but are not limited to the following:
    - (i) Provision of an elevated protected bike lane on the east side of Cardero Street between Hastings and Georgia streets. This will be located in the space currently allocated to the buffered bike lanes.
    - (ii) Provision of an off street cycle path on the west side of Cardero Street between Hastings and Georgia streets.

- (iii) Provision of a raised pedestrian crosswalk on the north side of Hastings Street crossing Cardero Street. The raised crossing should be designed to facilitate buses.
  - (iv) Provision of a bi-directional protected bike lane on the north side of Hastings Street between Cardero Street and the east end of the new driveway crossing to the development; and provision for the bi-directional bike lanes to merge and transition to the existing travel lanes on Hastings Street, east of the driveway crossing.
  - (v) Provision of signal modifications at Cardero and Georgia streets to accommodate the separated bicycle facilities and proposed geometric changes.
- (f) Provision of adequate water service 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% of any water system upgrading that may be required.
- (g) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer 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% of any sewer system upgrading that may be required.
8. 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.

9. Undergrounding or removal of the existing utility infrastructure (wood pole and transformers) located on the east side of Cardero Street adjacent the site.
10. Confirmation of the ability to remove the pole and transformer is required from BC Hydro and any other affected utility prior to zoning enactment.

Provision of a letter of confirmation from BC Hydro that there is no impact from the proposed development on their right of way (Hydro R.O.W. LMP 28707).

### Neighbourhood Energy

11. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a Neighbourhood Energy System (NES), if and when the opportunity is available and in accordance with the City's policy for *Neighbourhood Energy Connectivity Standards* where relevant, which may include but are not limited to agreements which:
  - (a) require buildings on site to connect to a Neighbourhood Energy System, once available;
  - (b) grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling Neighbourhood Energy System connection and operation; and
  - (c) grant use of and access to an up to 93 m<sup>2</sup> of suitably located dedicated space, to the satisfaction of the General Manager of Engineering Services, for use as a Neighbourhood Energy Room for the purposes of infrastructure and distribution equipment to the satisfaction of the General Manager of Engineering Services.
  - (d) grant access to and use of suitable space required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Until a City-designated Neighbourhood Energy System utility provider has been identified, the Owner will be prohibited from entering into any energy supply contract for thermal energy services, unless otherwise approved by the General Manager of Engineering Services.

Note to Applicant: The development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance. If connection to a NES is no available at that time, the agreement will provide for future connection.

Note to Applicant: Design of the Neighbourhood Energy Room shall provide suitable space for the installation of NES equipment with adequate provisions for connection to outside NES distribution piping and communications conduit. District energy equipment may include, but is not limited to; a steam to hot water converter station sized for neighbourhood service provision, energy transfer stations (ETS), and/or boiler equipment. At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by the General Manager of Engineering Services to confirm final room dimensions and technical information.

#### Heritage Density Transfer

12. Secure the purchase and transfer of a total of 1,068 m<sup>2</sup> (11,500 sq. ft.) of heritage density (which has a total value of \$747,500) from a suitable donor site (or sites).

Note to Applicant: Given the stipulated value that the City attributes to the creation of new transferable bonus density, currently \$65.00 per buildable square foot, the City recognizes that the Owner may negotiate its best price to secure the required density at a lower cost, but in no event shall the City recognize the value of the density above \$65.00 per buildable square foot unless bona fide market conditions demonstrate transactional evidence to the contrary.

Note to Applicant: "Letter B" in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City prior to enactment together with receipt(s) of heritage density purchase, including the amount, sale price, and total cost of the heritage density.

#### Community Amenity Contribution (CAC)

13. Pay to the City a cash Community Amenity Contribution of \$13,815,200 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 towards affordable housing and a 69-space childcare facility to serve Coal Harbour.

### Public Art

14. 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 (a checklist will be provided).

Note to applicant: Please contact Bryan Newson, Program Manager, 604.871.6002, to discuss your application.

### Soils

15. If applicable:
  - (a) Submit a site profile to the Environmental Protection Branch (EPB);
  - (b) As required by the Manager of Environmental Protection 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; and
  - (c) If required by the Manager of Environmental Protection 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 Environmental Protection, 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 satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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 Director of Legal Services be instructed to bring forward, prior to enactment of the new CD-1 By-law, the necessary amending by-law to the Coal Harbour Official Development Plan (By-law No. 6754), generally as presented in Appendix C of the Policy Report dated January 19, 2016, entitled "CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street".
- C. THAT the Director of Legal Services be instructed to bring forward, at the time of enactment of the new CD-1 By-law, a By-law to:
  - (i) repeal CD-1 (336) By-law No. 7431 for 1575-1577 West Georgia Street, generally as presented in Appendix C of the Policy Report dated January 19, 2016, entitled "CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street"; and
  - (ii) amend By-law to CD-1 District (312) By-law No. 7200 to remove 620 Cardero Street from the by-law, generally as presented in Appendix C of the Policy Report dated January 19, 2016, entitled "CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street".
- D. THAT the application to amend Schedule E of the Sign By-law to:
  - (i) establish regulations for the new CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" DD], and
  - (ii) consequentially, delete CD-1 (336) By-law No. 7431 from Schedule E, generally as presented in Appendix C of the Policy Report dated January 19, 2016, entitled "CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street", be approved.
- E. THAT, subject to enactment of the new CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated January 19, 2016, entitled "CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street".
- F. THAT the Acting General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of the by-law to amend CD-1 (312) By-law No. 7200, a consequential amendment to the Marina Neighbourhood CD-1 Guidelines for Land Development (300 Cardero Street) (By-law No. 7200) (CD-1 No. 312), generally as set out in Appendix C of the Policy Report dated January 19, 2016, entitled "CD-1 Rezoning: 1575-1577 West Georgia Street and 620 Cardero Street".

- G. THAT A to F 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 bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the applicant; 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

(Councillors Affleck, Ball, and Carr opposed)  
(Councillor De Genova absent for the vote)  
(Mayor Robertson ineligible for the vote)

**2. TEXT AMENDMENT: First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments Regarding the Heritage Conservation Area Official Development Plan and Related By-laws**

Jane Pickering, Acting General Manager of Planning and Development Services, and Marco D'Agostini, Senior Heritage Planner responded to questions.

MOVED by Councillor Deal

- A. THAT the by-law to amend the Heritage Conservation Area Official Development Plan, generally as set out in Appendix A of the Policy Report dated January 11, 2016, entitled "First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments Regarding the Heritage Conservation Area Official Development Plan and Related By-laws", be approved with the following additional amendments as set out in the Memorandum dated February 17, 2016, from the Acting General Manager of Planning and Development Services:
- i) the proposed wording of Section 1.12 of the First Shaughnessy Heritage Conservation Area General Guidelines be revised to clarify that removal from the list of protected heritage property is a legislative act that must be done by Council. The proposed revisions are as follows:

**1.12 REMOVAL FROM PROTECTED HERITAGE PROPERTY LIST**

**1.12.1 Application for removal**

*An owner of protected heritage property may apply to Council requesting that the property be removed from Appendix A4.*

~~An owner who wishes to remove protected heritage property from Appendix A, must apply to the Director of Planning and must:~~

~~(a) submit an assessment of the heritage character and heritage value of the buildings, structures, land or features in a form satisfactory to the Director of Planning, if requested to do so by the Director of Planning; and~~

~~(b) submit such other plans and documentation as may be requested by the Director of Planning.~~

### 1.12.2 Heritage Inspection

*If an application is made to Council in accordance with Section 1.12.1, the The Director of Planning may order a heritage inspection pursuant to the Heritage Procedure By-law in order to determine whether or not the protected heritage property has sufficient heritage character or value to justify its conservation;*

ii) two other housekeeping amendments to the design guidelines to correct factual errors as follows:

#### 2.2 Streetscape

- o In the Second paragraph, it should say "First Shaughnessy, planned by Montreal *landscape* architect Frederick Todd".

#### 3.6 Architectural Design

- o Caption under photo should say "1098 Wolfe Avenue Street".

- B. THAT the by-law to amend the Heritage Procedure By-law, generally as set out in Appendix B of the Policy Report dated January 11, 2016, entitled "First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments Regarding the Heritage Conservation Area Official Development Plan and Related By-laws", be approved.
- C. THAT the by-law to amend the Heritage Property Standards of Maintenance By-law, generally as set out in Appendix C of the Policy Report dated January 11, 2016, entitled "First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments Regarding the Heritage Conservation Area Official Development Plan and Related By-laws", be approved.
- D. THAT the by-law to amend the First Shaughnessy District Schedule to the Zoning and Development By-law, as set out in Appendix D of the Policy Report dated January 11, 2016, entitled "First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments Regarding the Heritage Conservation Area Official Development Plan and Related By-laws", be approved.
- E. THAT the by-law to amend the Zoning and Development Fees By-law, as set out in Appendix E of the Policy Report dated January 11, 2016, entitled "First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments

Regarding the Heritage Conservation Area Official Development Plan and Related By-laws", be approved.

- F. THAT, at the time of enactment of the proposed HCA ODP amendments, the Director of Planning be instructed to publish the administrative bulletin entitled "Procedure for Review of Protected Heritage Property Status in the First Shaughnessy Heritage Conservation Area (Heritage Character and Heritage Value Impact Assessment)", that sets out the process to determine if a property no longer retains sufficient heritage character or heritage value to justify its conservation, generally as outlined in Appendix F of the Policy Report dated January 11, 2016, entitled "First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments Regarding the Heritage Conservation Area Official Development Plan and Related By-laws", be approved with the following additional amendments as set out in the Memorandum dated February 17, 2016, from the Acting General Manager of Planning and Development Services:

- i) Accordingly the Bulletin entitled "Procedure for Review of Protected Heritage Property Status in the First Shaughnessy Heritage Conservation Area" (Appendix F) will also be revised to indicate removal of properties from the protected heritage property list requires Council approval at a Public Hearing. The proposed revisions are as follows:

#### Step 4 - City Council Decision

##### *For Demolition*

7. If the Director of Planning supports the demolition *of the building or removal of the property from the list* (Decision B above), staff will prepare a report to Council with this recommendation and request that Council refer the matter to a Public Hearing for discussion and decision.
8. If the Director of Planning does not support the demolition *of the building or removal of a property from the list* (Decision A above) and the property owner disagrees with this decision, the property owner can pursue reconsideration by Council in accordance with Part 6 of the Heritage Procedure By-law. Typically, this will require them to make a development permit application to demolish the protected heritage property and build a new home on the site. This development permit application will be refused by the Director of Planning, thus enabling the applicant to request a reconsideration by City Council, in accordance with section 6.1 (a) of the Heritage Procedure By-law.

*For Removal*

9. *For applications to be removed from the schedule of protected heritage properties (Appendix A4), staff will prepare a report to Council and request that Council refer the matter to a Public Hearing for discussion and decision.*

CARRIED UNANIMOUSLY

(Councillors De Genova and Meggs absent for the vote)  
(Mayor Robertson ineligible for the vote)

**ADMINISTRATIVE REPORTS**

1. **Business Licence/Chauffeur's Permit Appeal Hearings - June to December 2016  
February 12, 2016**

THAT Council delegate the holding of hearings under Section 275 or 278, or appeals under Section 277 of the Vancouver Charter or under Section 36(7) of the Motor Vehicle Act, for those hearing dates designated by Council to a panel of three Council Members as follows:

**June 7, 2016 - 9:30 AM**

Councillor Ball - Chair  
Councillor Carr  
Councillor De Genova  
Councillor Affleck (Alternate)

**June 28, 2016 - 6:00 PM**

Councillor Affleck - Chair  
Councillor Ball  
Councillor Meggs  
Councillor Reimer (Alternate)

**July 5, 2016 - 9:30 AM**

Councillor Louie - Chair  
Councillor De Genova  
Councillor Stevenson  
Councillor Jang (Alternate)

**July 19, 2016 - 9:30 AM**

Councillor Meggs - Chair  
Councillor Ball  
Councillor Reimer  
Councillor Jang (Alternate)

**September 13, 2016 - 9:30 AM**

Councillor Deal - Chair  
Councillor Affleck  
Councillor Jang  
Councillor Reimer (Alternate)

**October 4, 2016 - 6:00 PM**  
Councillor Carr - Chair  
Councillor De Genova  
Councillor Louie  
Councillor Affleck (Alternate)

**October 11, 2016 - 9:30 AM**  
Councillor Affleck - Chair  
Councillor Carr  
Councillor De Genova  
Councillor Reimer (Alternate)

**October 25, 2016 - 9:30 AM**  
Councillor Ball - Chair  
Councillor Louie  
Councillor Stevenson  
Councillor Deal (Alternate)

**November 8, 2016 - 9:30 AM**  
Councillor Meggs - Chair  
Councillor Deal  
Councillor Reimer  
Councillor Louie (Alternate)

**November 22, 2016 - 9:30 AM**  
Councillor Carr - Chair  
Councillor De Genova  
Councillor Meggs  
Councillor Deal (Alternate)

**December 6, 2016 - 9:30 AM**  
Councillor Stevenson - Chair  
Councillor Ball  
Councillor Reimer  
Councillor Meggs (Alternate)

Should any of the above members of Council be unable to attend the hearings, the hearings and the power to make a Council decision in relation to those hearings will be delegated to the remaining two Councillors and alternate Councillor.

ADOPTED ON CONSENT

**2. Approval of 2016-17 Business Improvement Area (BIA) Budgets  
February 8, 2016**

- A. THAT Council approve the 2016-17 fiscal year Business Improvement Area (BIA) Budgets as described in the Administrative Report dated February 8, 2016, entitled "Approval of 2016-2017 Business Improvement Area (BIA) Budgets".

- B. THAT Council approve grants to 22 Business Improvement Associations (BIAs) totalling \$11,126,140 (to be disbursed as outlined in Table 1, column A of the Administrative Report dated February 8, 2016, entitled "Approval of 2016-2017 Business Improvement Area (BIA) Budgets");

FURTHER THAT Council instruct the Director of Legal Services to bring forward the appropriate rating by-laws to recover the amounts of these grants.

ADOPTED ON CONSENT

**3. Electrical By-law Housekeeping Revision  
February 2, 2016**

THAT Council adopt the changes to the Electrical By-law presented in Appendix A of the Administrative Report dated February 2, 2016, entitled "Electrical By-law Housekeeping Revision";

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law to amend the Electrical By-law generally in accordance with Appendix A of the above-noted report.

ADOPTED ON CONSENT

**4. Local Improvement Flat Rates - 2015  
February 4, 2016**

THAT the flat rates (referred to as the "Actual P.O. Share Rate per ft.") shown on the "Local Improvement List of Projects Certified Complete in 2015", attached as Appendix A to the Administrative Report dated February 4, 2016, entitled "Local Improvement Flat Rates - 2015", be approved by Council.

ADOPTED ON CONSENT

**5. Recognizing Lilian To  
February 10, 2016**

A. THAT Council support the installation of two name monikers at the entrances to Shanghai Alley in recognition of Lilian To, while opportunities to name a future street or civic asset is pursued by the Civic Asset Naming Committee.

B. THAT Council support the joint project between S.U.C.C.E.S.S. and the City's Great Beginnings Program to mount a bi-lingual Commemorative Panel to the building façade of S.U.C.C.E.S.S. head office at 28 West Pender Street in recognition of Lilian To's contributions to Vancouver, with the City's Great Beginnings Program providing funds up to \$30,000.

ADOPTED ON CONSENT

6. **111 West Hastings Street - Appointment of Woodward's Social Non-Profit Tenant for Additional Second Floor Space, and Modification of Lease February 2, 2016**
  - A. THAT Council approve Eastside Movement for Business and Economic Renewal Society ("EMBERS") as a social non-profit tenant of approximately 850 square feet (rentable area) of newly created office space to be built in the City-owned amenity space on the second floor of the Woodward's Heritage Building at 111 West Hastings Street.
  - B. THAT Council authorize the Director of Real Estate Services to negotiate and execute the modification of an existing lease at a nominal rate, with EMBERS as the non-profit social tenant of the newly created office space on the second floor, on the same terms and conditions set out in the existing lease, and upon such other terms and conditions to the satisfaction of the Director of Legal Services in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Community Services.
  - C. THAT no legal rights or obligations be created or arise by Council's adoption of A and B above until the Modification of Lease has been executed by all parties.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY

7. **Acquisition of Social Housing at 1171 Jervis Street  
February 5, 2016**

This report was referred to the Standing Committee on City Finance and Services meeting on March 9, 2016, in order to hear from speakers.

8. **Grant Request - Streetohome Foundation  
February 8, 2016**

MOVED by Councillor Carr

THAT Council approve a grant of \$150,000 to Streetohome Foundation for 2016, with the source of funds to be the Community Services 2016 Operating Budget for Street Homelessness.

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY  
(Councillor De Genova absent for the vote)

9. **2015 Property Tax Exemptions  
February 9, 2016**

Council received the Administrative Report dated February 9, 2016, entitled "2015 Property Tax Exemptions", for information.

**10. 2016 Capital Budget Adjustments and 2015 Q4 Closeouts  
February 16, 2016**

- A. THAT Council approve adjustments to the Multi-Year Capital Projects Budget totalling \$2.3 million as outlined in Appendix 1 of the Administrative Report dated February 16, 2016, entitled "2016 Capital Budget Adjustments and 2015 Q4 Closeouts", with no change to the 2016 Annual Capital Expenditure Budget.
- B. THAT, as part of the quarterly Capital Budget closeout process, Council approve the closeout of completed capital projects with variances exceeding both \$50,000 and 15% of the approved multi-year capital project budget as outlined in the body and Appendix 2 of the Administrative Report dated February 16, 2016, entitled "2016 Capital Budget Adjustments and 2015 Q4 Closeouts".

ADOPTED ON CONSENT

**POLICY REPORTS**

**1. CD-1 Rezoning: 526-548 West King Edward Avenue  
February 23, 2016**

MOVED by Councillor Carr

- A. THAT the application by Romses Architects on behalf of Tianco Investment Group Inc., the registered owners, to rezone 526-548 West King Edward Avenue [*Lots 5, 6 and 7, all of Block 680 District Lot 526 Plan 6539; PIDs 010-870-873, 010-870-881, 010-870-890, respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.35 FSR and the height from 10.7 m (35 ft.) to 20 m (65.77 ft.) to permit the development of a six-storey residential building with four two storey townhouses fronting the lane, containing a total of 67 dwelling units, be referred to a Public Hearing together with:
  - i. plans prepared by Romses Architects, received on May 14, 2015;
  - ii. draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated February 23, 2016, entitled "CD-1 Rezoning: 526-548 West King Edward Avenue); and
  - iii. 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;

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 regulations generally as set out in Appendix C of the Policy Report dated February 23, 2016, entitled "CD-1 Rezoning: 526-548 West King Edward Avenue);

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 the enactment of the CD-1 By-law, the Subdivision B-law be amended generally as set out in Appendix C of the Policy Report dated February 23, 2016, entitled "CD-1 Rezoning: 526-548 West King Edward Avenue);

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

- D. THAT, if the application is referred to Public Hearing, the applicant shall submit, prior to the Public Hearing, confirmation, in the form of a "Letter A", that an agreement has been reached with the registered owner(s) of a proposed donor site(s) for the purchase of heritage density as set out in Appendix B of the Policy Report dated February 23, 2016, entitled "CD-1 Rezoning: 526-548 West King Edward Avenue).

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

CARRIED UNANIMOUSLY

**2. CD-1 Rezoning: 6505, 6507 and 6541 Main Street  
February 11, 2016**

- A. THAT the application by Orr Development (1980) Corp. to rezone 6505, 6507 and 6541 Main Street [*Lot A, Block 2, District Lot 651, Group 1 New Westminster District, Plan BCP48414 and Lot 5, except part in Plan 4463, Block 2, District Lot 651, Plan 2102; PIDs 028-607-384 and 015-128-237 respectively*] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 2.50 to 3.60 and the building height from 13.8 m (45 ft.) to 21.3 m (70 ft.) to permit the development of a six-storey mixed-use building with 75 secured for-profit affordable rental housing units, be referred to a Public Hearing, together with:

- (i) plans prepared by Yamamoto Architecture Inc., received August 13, 2015;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated February 11, 2016, entitled "CD-1 Rezoning: 6505, 6507 and 6541 Main Street"; and
- (iii) the recommendation of the Acting 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 February 11, 2016, entitled "CD-1 Rezoning: 6505, 6507 and 6541 Main 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) prior to enactment of the CD-1 By-law contemplated by 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-2)], generally as set out in Appendix C of the Policy Report dated February 11, 2016, entitled "CD-1 Rezoning: 6505, 6507 and 6541 Main Street", be referred to the same public hearing;

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

- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated February 11, 2016, entitled "CD-1 Rezoning: 6505, 6507 and 6541 Main 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.

- 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 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 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: 5021-5079 Quebec Street  
February 23, 2016

- A. THAT the application by Aragon (35th/Quebec) Properties Ltd. to rezone 5021-5079 Quebec Street [*Amended Lots 10 and 11 (See 26278L), Amended Lot 12 (See 89662L) and Amended Lot 14 (See 588439L), Block 4, District Lot 637, Plan 3774; PIDs 012-214-043, 004-382-935, 012-214-051 and 012-214-060 respectively*] from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 2.30 FSR and the building height from 9.5 m (35 ft.) to 19.8 m (65 ft.) to permit the development of a six-storey residential building, containing a total of 42 dwelling units, be referred to a Public Hearing, together with:
  - (i) plans prepared by Office of McFarlane Biggar Architects + Designers, received July 17, 2015;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated February 23, 2016, entitled "CD-1 Rezoning: 5021-5079 Quebec Street"; and
  - (iii) the recommendation of the Acting General Manager of Planning and Development Services to approve the application, subject to the conditions contained in Appendix B of the above-noted report;

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

- B. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated February 23, 2016, entitled "CD-1 Rezoning: 5021-5079 Quebec Street";

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

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

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT

**4. Miscellaneous Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, the Downtown Eastside/ Oppenheimer Official Development Plan, the RM-7 and RM-7N Guidelines and the Licence By-law February 10, 2016**

MOVED by Councillor Carr

- A. THAT the Acting General Manager of Planning and Development Services be instructed to make application to amend the Zoning and Development By-law, generally as presented in Appendix A of the Policy Report dated February 10, 2016, entitled "Miscellaneous Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, the Downtown Eastside/ Oppenheimer Official Development Plan, the RM-7 and RM-7N Guidelines and the Licence By-law", to:
  - (i) amend Section 4.4.4 and Section 4.4.5 of the RM-7 and RM-7N Districts Schedule and the RM-8 and RM-8N Districts Schedule to increase the allowable projection of covered porches into the front yard, including the basement area directly below for multiple dwellings;
  - (ii) amend the RM-7 and RM-7N Districts Schedule to allow an increase in the maximum number of storeys for multiple dwellings with 4 or more dwelling units on sloping sites to improve liveability;
  - (iii) add a definition for "Theatre" in Section 2 Cultural and Recreation Uses for clarification and to ensure consistency in interpretation;
  - (iv) amend the definition for Neighbourhood Grocery Store in Section 2 Retail Uses and Section 11.16 to establish the sale of groceries and convenience goods as the primary purpose and to permit the selling and serving of prepared food as an ancillary use;
  - (v) amend Section 5.2 of the C-3A District Schedule, Section 5.1 of the C-5, C-5A and C-6 Districts Schedule and Section 5.3 of the FC-1 District Schedule to add cultural facility to the list of amenities for which a relaxation of the maximum floor space ratio of a building may be considered in exchange for the provision of the amenity;
  - (vi) amend the RM-8 and RM-8N Districts Schedule to clarify that the maximum floor space ratio achievable by providing amenity or affordable housing shares must comply with the District Schedule and Zoning and Development By-law;

- (vii) amend the RS-6 District Schedule to allow a relaxation of the floor area distribution requirements for new development in a floodplain and eliminate redundancy in Section 5.5.2;
- (viii) Amend Section 3.2 of the RT-11 and RT-11N Districts Schedule, RM-7 and RM-7N Districts Schedule, RM-8 and RM-8N Districts Schedule and RM-9 and RM-9N Districts Schedule and Section 11.24.2 of the Zoning and Development By-law to clarify that a laneway house is permitted only in conjunction with a one-family dwelling or one-family with a secondary suite;
- (ix) amend Section 4.4.4 of the RT-10 and RT-10N Districts Schedule to correct a sub-section reference;
- (x) amend Section 5.1[sic] of the HA-1 and HA-1A and HA-2 Districts Schedules to correct a numbering error;

and that the application be referred to a Public Hearing;

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

- B. THAT the Acting General Manager of Planning and Development Services be instructed to make application to amend the Table of Contents, Section 7 and Section 7-11 of the Downtown Official Development Plan and Sections 4.8, 4.8.1, 4.8.3, 5.8, 5.8.1, 5.8.3, 6.8, 6.8.1, 6.8.3, 7.8, 7.8.1, and 7.8.3 of the Downtown- Eastside/Oppenheimer Official Development Plan to add a cultural facility to the list of amenities for which a relaxation of the maximum floor space ratio of a building may be considered in exchange for the provision of the amenity, generally as presented in Appendices B and C of the Policy Report dated February 10, 2016, entitled "Miscellaneous Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, the Downtown Eastside/ Oppenheimer Official Development Plan, the RM-7 and RM-7N Guidelines and the Licence By-law";

and that the application be referred to a Public Hearing;

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

- C. THAT subject to approval of the amended definition of Neighbourhood Grocery Store in Section 2 of the Zoning and Development By-law, the Director of Legal Services be instructed to bring forward at the time of enactment of the amending by-law, a related amendment to the License By-law, generally in accordance with Appendix D of the Policy Report dated February 10, 2016, entitled "Miscellaneous Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, the Downtown Eastside/ Oppenheimer Official Development Plan, the RM-7 and RM-7N Guidelines and the Licence By-law".

- D. THAT the RM-7 and RM-7N Guidelines be amended to clarify dwelling unit density requirements, allow an increase in the maximum number of storeys for stacked townhouse developments on sloping sites to improve liveability and relax the permissible increase in the building height of rowhouses from 10.7 m to 11.5 m to match the existing height considered for multi-family dwellings with 4 or more units, generally in accordance with Appendix E of the Policy Report dated February 10, 2016, entitled "Miscellaneous Amendments to the Zoning and Development By-law, the Downtown Official Development Plan, the Downtown Eastside/ Oppenheimer Official Development Plan, the RM-7 and RM-7N Guidelines and the Licence By-law".

CARRIED UNANIMOUSLY  
(Councillor Jang absent for the vote)

#### **RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Carr

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY  
(Councillor Jang absent for the vote)

#### **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  
(Councillor Jang absent for the vote)

#### **BY-LAWS**

MOVED by Councillor Stevenson  
SECONDED by Councillor Deal

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 22 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY AND  
BY-LAWS 18, 19, AND 20 BY THE REQUIRED MAJORITY  
(Councillor Jang absent for the vote)

1. A By-law to Designate a Business Improvement Area in that area of the City known as West End (By-law No. 11452)
2. A By-law to Grant Money for a Business Promotion Scheme in the West End Business Improvement Area (By-law No. 11453)
3. A By-law to Designate a Business Improvement Area in that area of the City known as Hastings Crossing (By-law No. 11454)
4. A By-law to Grant Money for a Business Promotion Scheme in the Hastings Crossing Business Improvement Area (By-law No. 11455)
5. A By-law to Designate a Business Improvement Area in that area of the City known as Kerrisdale (By-law No. 11456)
6. A By-law to Grant Money for a Business Promotion Scheme in the Kerrisdale Business Improvement Area (By-law No. 11457)
7. A By-law to Designate a Business Improvement Area in that area of the City known as Kitsilano 4th Avenue (By-law No. 11458)
8. A By-law to Grant Money for a Business Promotion Scheme in the Kitsilano 4th Avenue Business Improvement Area (By-law No. 11459)
9. A By-law to Designate an Expansion Business Improvement Area in that area of the City known as Mount Pleasant (By-law No. 11460)
10. A By-law to Grant Money for a Business Promotion Scheme in the Mount Pleasant Expansion Business Improvement Area (By-law No. 114161)
11. A By-law to Designate a Business Improvement Area in that area of the City known as West Broadway (By-law No. 11462)
12. A By-law to Grant Money for a Business Promotion Scheme in the West Broadway Business Improvement Area (By-law No. 11463)
13. A By-law to amend Subdivision By-law No. 5208 (6929-6969 Cambie Street and 515 West 54th Avenue) (By-law No. 11464)
14. A By-law to designate certain real property as protected heritage property (1106 West 15th Avenue - McArthur House) (By-law No. 11465)  
*(Mayor Robertson ineligible for the vote)*
15. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (1106 West 15th Avenue - McArthur House) (By-law No. 11466)  
*(Mayor Robertson ineligible for the vote)*
16. A By-law to enact a Housing Agreement for 408-488 West King Edward Avenue (By-law No. 11467)

17. A By-law to enact a Housing Agreement for 450 Gore Avenue (303 East Pender Street) (By-law No. 11468)
18. A By-law to amend the Heritage Conservation Area Official Development Plan By-Law Regarding the First Shaughnessy Heritage Conservation Area Related to protected heritage property, exemptions from heritage alteration permits, vehicle parking in principal buildings and housekeeping (By-law No. 11469)  
*(Mayor Robertson ineligible for the vote)*
19. A By-law to amend Heritage Procedure By-law No. 11350 regarding alterations or maintenance requiring a heritage alteration permit, permit requirements for protected heritage property and heritage conservation areas, exemptions from permit requirements, heritage alteration permit refusals, reconsideration of development permit refusals and power of entry (By-law No. 11470)  
*(Mayor Robertson ineligible for the vote)*
20. A By-Law to amend the First Shaughnessy District Schedule of Zoning and Development By-Law No. 3575 Regarding uses, floor area exclusions and building depth (By-law No. 11471)  
*(Mayor Robertson ineligible for the vote)*
21. A By-law to amend Heritage Property Standards of Maintenance By-law No. 11351 Regarding removal of references to real property and Park Canada Standards and Guidelines, amending the definitions and housekeeping (By-law No. 11472)  
*(Mayor Robertson ineligible for the vote)*
22. A By-law to amend Zoning and Development Fee By-law No. 5585 to add heritage conservation area to heritage building maintenance permit fee (By-law No. 11473)  
*(Mayor Robertson ineligible for the vote)*

## MOTIONS

### A. Administrative Motions

#### 1. Approval of Form of Development - 3699 Marine Way

MOVED by Councillor Stevenson  
SECONDED by Councillor Meggs

THAT the form of development for this portion of the site known as Parcel 43 (3699 Marine Way being the application address) be approved generally as illustrated in the Development Application Number DE418252, prepared by Raymond Letkeman Architects., and stamped "Received, Community Services Group, Development Services", on January 8, 2016, 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  
(Councillor Jang absent for the vote)

## 2. 601 West Hastings Street - Lease of Volumetric Portion of Lane

MOVED by Councillor Stevenson  
SECONDED by Councillor Reimer

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. The authority for stopping up, leasing and disposing of streets or any part thereof is set out in Sections 289(A) and 291(B) of the Vancouver Charter;
3. There is a proposal to re-develop Lot B Block 14 District Lot 541 Plan 20200 ("Lot B") to allow for the construction of a 25 storey office tower with access to parking levels through Lot A Block 14 District Lot 541 Plan 20201 ("Lot A");
4. The proposal seeks to construct an underground connection through the City lane at the P1, P2 and P3 levels to allow access to parking levels of the proposed development from the existing parkade at Lot A (333 Seymour Street) within a volumetric portion of lane abutting Lot A and Lot B (the "Volumetric Portion");
5. The owner of Lot A and Lot B have applied to lease the Volumetric Portion;
6. The Volumetric Portion consists of City lane dedicated by the deposit of Plan 210;
7. The Volumetric Portion is not required for municipal purposes;
8. To provide for the registration of the said lease it is necessary to raise title to the portion of lane that contains the Volumetric Portion;
9. To enable the lease of the Volumetric Portion to be registered it is necessary for Council to close and stop-up the Volumetric Portion;

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be authorized to make application on behalf of the City of Vancouver to raise title in the name of the City of Vancouver to that portion of lane dedicated by the deposit of Plan 210 and included within the heavy bold outline on Plan EPP59612 prepared by Paul Bartlett, B.C.L.S., completed on the 22<sup>nd</sup> day of February, 2016.

BE IT FURTHER RESOLVED THAT all that volumetric portion of City lane included within heavy bold outline and illustrated isometrically on Plan EPP59613 prepared by Paul Bartlett, B.C.L.S., completed on the 22<sup>nd</sup> day of February, 2016, be closed, stopped-up and leased to the owner of abutting Lot B Block 14 District Lot 541 Plan 20200. The lease to be registered on the titles of Lot A and Lot B, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

CARRIED UNANIMOUSLY  
(Councillor Jang absent for the vote)

**3. Approval of Form of Development - 984 West Broadway - WITHDRAWN**

**4. Approval of Form of Development - 2095 West 43rd Avenue**

MOVED by Councillor Stevenson  
SECONDED by Councillor Meggs

THAT the form of development for this portion of the site known as 2095 West 43<sup>rd</sup> Avenue be approved generally as illustrated in the Development Application Number DE419115, prepared by Rositch Hemphill Architects, and stamped "Received, Community Services Group, Development Services", on December 9, 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  
(Councillor Jang absent for the vote)

**B. Motions on Notice**

**1. Request for Leave of Absence**

MOVED by Councillor Deal  
SECONDED by Councillor Carr

THAT Councillor Meggs be granted Leave of Absence for Personal Reasons from any meetings to be held on March 29 and 31, 2016.

CARRIED UNANIMOUSLY

**NOTICE OF MOTION**

**1. BECAUSE IT'S 2016: Action on Gender Equality**

Councillor Reimer submitted a Notice of Motion on the above-noted topic. The motion will be placed on the agenda of the Regular Council meeting to be held on April 5, 2016, as a Motion on Notice.

**2. Expediting the Official Designation of Little Italy in time for "Italian Day on The Drive" in June 2016**

Councillor De Genova submitted a Notice of Motion on the above-noted topic. The motion will be placed on the agenda of the Regular Council meeting to be held on April 5, 2016, as a Motion on Notice.

**3. City Mentorship Program for Women**

Councillor De Genova submitted a Notice of Motion on the above-noted topic. The motion will be placed on the agenda of the Regular Council meeting to be held on April 5, 2016, as a Motion on Notice.

**ENQUIRIES AND OTHER MATTERS**

**1. Neighbourhood Councils**

Councillor Reimer requested a memo from staff summarizing existing research on neighbourhood Councils.

**2. Update on Britannia Community Centre Planning**

Councillor Reimer requested an update on the capital planning and subsequent phases for Britannia.

**3. Recycling in Vancouver Parks**

Councillor Carr noted that, on March 7, 2016, the Vancouver Park Board approved a motion regarding Zero Waste Diversion Stations, which directed Parks and Recreation staff to work with City Staff to develop an organics and recycling diversion strategy for Park Board parks and facilities. She requested a memo from staff regarding how the City can help parks with putting appropriate waste diversion stations in Park Board parks and facilities.

**ADJOURNMENT**

MOVED by Councillor Carr  
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 3:26 pm.

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