



## REGULAR COUNCIL MEETING MINUTES

APRIL 19, 2016

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 19, 2016, at 9:36 am, in the Council Chamber, Third Floor, City Hall.

**PRESENT:**

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

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

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

\*Denotes absence for a portion of the meeting.

### IN CAMERA MEETING

MOVED by Councillor Deal  
SECONDED by Councillor Louie

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

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

(c) labour relations or other employee relations;

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

- (g) litigation or potential litigation affecting the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY

#### **ADOPTION OF MINUTES**

**1. Regular Council - April 5, 2016**

MOVED by Councillor Stevenson  
SECONDED by Councillor Louie

THAT the Minutes of the Regular Council meeting of April 5, 2016, be approved.

CARRIED UNANIMOUSLY

**2. Public Hearing - April 5, 2016**

MOVED by Councillor Deal  
SECONDED by Councillor Louie

THAT the Minutes of the Public Hearing of April 5, 2016, be approved.

CARRIED UNANIMOUSLY

**3. Regular Council (Policy and Strategic Priorities) - April 6, 2016**

MOVED by Councillor Deal  
SECONDED by Councillor Louie

THAT the Minutes of the Regular Council meeting which immediately follows the Standing Committee on Policy and Strategic Priorities meeting of April 6, 2016, be approved.

CARRIED UNANIMOUSLY

## **MATTERS ADOPTED ON CONSENT**

The Mayor noted that requests to speak to Administrative Report 1 had been received.

REFERRAL MOVED by Councillor Carr  
SECONDED by Councillor Louie

THAT consideration of the Administrative Report dated March 22, 2016, entitled "Grant Request - Atira Women's Resource Society - 561 East Hastings Street" be referred to the Standing Committee on City Finance and Services meeting to be held on Wednesday, April 20, 2016, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 01165)

MOVED by Councillor Louie  
SECONDED by Councillor Deal

THAT Council adopt Administrative Report 2 and Policy Reports 2, 3 and 6 on consent.

CARRIED UNANIMOUSLY

## **COMMITTEE OF THE WHOLE**

MOVED by Councillor Stevenson  
SECONDED by Councillor Louie

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

CARRIED UNANIMOUSLY

## **REPORT REFERENCE**

### **1. Biodiversity Strategy April 11, 2016**

Commissioner Sarah Kirby-Yung, Chair of the Vancouver Park Board, provided opening comments and introduced Nick Page, Park Planner, who presented an overview of the proposed Biodiversity Strategy for the City of Vancouver, including a review of priority actions and metrics for measuring progress. Mr. Page, along with Malcolm Bromley, General Manager of Parks and Recreation, responded to questions.

MOVED by Councillor Reimer

- A. THAT Council adopt the Biodiversity Strategy as set out in Appendix A of the Policy Report dated April 11, 2016, entitled "Biodiversity Strategy".
- B. THAT Council direct City of Vancouver staff work with Park Board staff to implement the priority actions set out in the Biodiversity Strategy attached as Appendix A to the Policy Report dated April 11, 2016, entitled "Biodiversity Strategy".
- C. THAT the restoration or enhancement of 25 hectares of natural areas between 2010 to 2020 in the city be added to the Greenest City Action Plan - Access to Nature targets.

CARRIED UNANIMOUSLY (Vote No. 01160)

**2. Rainwater Management Plan and Green Infrastructure Strategy  
March 30, 2016**

Jerry Dobrovolny, General Manager of Engineering Services, provided introductory remarks and introduced Brian Crowe, Director of Water, Sewers and District Energy, who presented an overview of a proposed Rainwater Management Plan and Green Infrastructure Strategy for the City of Vancouver, and responded to questions.

The Mayor noted that requests to speak to this matter had been received.

REFERRAL MOVED by Councillor Carr

THAT consideration of the Administrative Report dated March 30, 2016, entitled "Rainwater Management Plan and Green Infrastructure Strategy" be referred to the Standing Committee on City Finance and Services meeting to be held on Wednesday, April 20, 2016, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 01167)  
(Councillors De Genova and Jang absent for the vote)

**UNFINISHED BUSINESS**

**1. HERITAGE DESIGNATION AND HERITAGE REVITALIZATION AGREEMENT (HRA):  
22 East 5<sup>th</sup> Avenue (Cemco Electrical Manufacturing Company Factory)**

On Tuesday, March 8, 2016, Vancouver City Council heard from speakers at a Public Hearing on the Heritage Designation and Heritage Revitalization Agreement for 22 East 5<sup>th</sup> Avenue, and, following the close of the receipt of public comments, referred discussion and decision to the Regular Council meeting on April 5, 2016, as Unfinished Business.

Subsequently, the matter was scheduled for the Regular Council meeting on April 19, 2016, in order to provide sufficient time for staff to provide information requested at the Public Hearing.

Accordingly, a memorandum dated April 12, 2016, from the Assistant Director of Planning - Urban Design, was included in the Council package.

The Mayor noted that Councillor Louie was absent from the Public Hearing and was therefore ineligible to vote on this matter.

Anita Molaro, Assistant Director of Planning - Urban Design, provided an overview of the information requested at Public Hearing regarding the proposed development, including heritage value of the site, and potential impacts on solar panels on a nearby building.

MOVED by Councillor Reimer

- A. THAT Council add the existing building at 22 East 5th Avenue [PID: 029-709-920; Lot D, Block 31, New Westminster District, Plan EPP47844 (the "site")], known as the Cemco Electrical Manufacturing Company Factory (the "heritage building") to the Vancouver Heritage Register in the 'B' evaluation category.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Sections 593 and 594 of the Vancouver Charter, a by-law to designate the exterior north and west facades (the "heritage facades") of the heritage building as protected heritage property.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the Vancouver Charter, a by-law authorizing the City to enter into a Heritage Revitalization Agreement in respect of the heritage building to:
  - (i) secure the rehabilitation and long-term preservation of the heritage building facades; and
  - (ii) vary the Zoning and Development By-law in respect of the site to permit the construction of an addition to the building as proposed under Development Permit Application No. DE419206 (the "DP Application") and as more particularly described in the Policy Report dated February 12, 2016, entitled "Heritage Designation and Heritage Revitalization Agreement - 22 East 5th Avenue - Cemco Electrical Manufacturing Company Factory", and that the HRA shall be prepared, completed and registered, and given priority on title to the site, to the satisfaction of the Director of Legal Services and the Director of Planning.

- 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 in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
  - (ii) THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.
- E. THAT as a condition of development the applicant for 22 East 5th Avenue mitigate the impact on the solar panels located at 31 East 5th Avenue to the satisfaction of the City Manager.

CARRIED (Vote No. 01161)  
(Councillors Affleck, Ball, Carr and De Genova opposed)  
(Councillor Louie ineligible for the vote)

#### ADMINISTRATIVE REPORTS

**1. Grant Request - Atira Women's Resource Society - 561 East Hastings Street  
March 22, 2016**

This item was referred to the Standing Committee on City Finance and Services meeting to be held on Wednesday, April 20, 2016.

**2. Underutilized Spaces at Vancouver Civic Theatres (VCT) - Community Opportunities  
March 7, 2016**

THAT Council authorize Vancouver Civic Theatres (VCT) staff to create a one-year pilot subsidy grant program to animate underused VCT space and enhance their profile while increasing partnerships with the community, subject to:

- i) a maximum expenditure of \$100,000 in 2016;
- ii) funding to come from the net income generated by VCT's 2016 operations, and;
- iii) a staff-driven process to allocate the \$100,000 to community partners in accordance with Cultural and Social Grants guidelines, and subject to the written approval of the City Manager.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY (Vote No. 01166)

## POLICY REPORTS

### 1. CD-1 Rezoning - 101 East 2<sup>nd</sup> Avenue March 9, 2016

MOVED by Councillor Carr

- A. THAT the application by Proscenium Architecture + Interiors Inc., on behalf of 125 Second Developments Ltd. (Beedie Development Group), to rezone 101 East 2<sup>nd</sup> Avenue [Lot 1, Block 7, District Lot 200A, Group 1, New Westminster District, Plan BCP41958; PID:027-997-430] from M-2 (Industrial) District to CD-1 (Comprehensive Development) District, to allow for a three-storey commercial building containing retail space, office uses, and a fitness centre with a total floor area of 5,724 m<sup>2</sup> (61,613 sq. ft.) and density of 2.04 FSR, be referred to a public hearing, together with:

- (i) plans prepared by Proscenium Architecture + Interiors Inc., received October 7, 2015;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated March 9, 2016, entitled "CD-1 Rezoning - 101 East 2<sup>nd</sup> Avenue"; 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 Policy 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 Policy Report for consideration at the public hearing.

- B. THAT, if the application is referred to a public hearing, consequential amendments to Sections 4.2 and 4.3.1 in the Southeast False Creek Official Development Plan (By-law No. 9073) to increase maximum permitted floor area for non-residential uses in Area 3C from 10,215 m<sup>2</sup> to 17,822 m<sup>2</sup> and to establish a pre-dedication site area for 101 East 2<sup>nd</sup> Avenue, all as set-out as set out in Appendix C of the Policy Report dated March 9, 2016, entitled "CD-1 Rezoning - 101 East 2<sup>nd</sup> Avenue", also be referred to the same public hearing and be approved, subject to the public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix C of the above-noted Policy Report for consideration at the public hearing.

- 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 (DD)], generally as set out in Appendix D of the Policy Report dated March 9, 2016, entitled "CD-1 Rezoning - 101 East 2<sup>nd</sup> Avenue"), be referred to the same public hearing.

- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix D of the Policy Report dated March 9, 2016, entitled "CD-1 Rezoning - 101 East 2<sup>nd</sup> 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.

- E. 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 D of the Policy Report dated March 9, 2016, entitled "CD-1 Rezoning - 101 East 2<sup>nd</sup> Avenue";

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.

- F. THAT A through E above be adopted on the following conditions:

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

CARRIED UNANIMOUSLY (Vote No. 01171)

**2. CD-1 Rezoning - 288-388 West King Edward Avenue  
April 11, 2016**

- A. THAT the application by Mosaic Yukon Limited Partnership, on behalf of Mosaic Yukon Holdings Ltd. and Susan Miriam Prottas, the registered owners, to rezone 288-388 West King Edward Avenue [Lots 1 to 5, Block 682, District Lot 526, Plan 6539; PIDs 010-879-072, 010-879-099, 010-879-137, 010-879-170 and 010-879-188 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 1.76 FSR and the height from 10.7 m (35 ft.) to 15.1 m (50 ft.) to permit the development of two four-storey residential buildings with two



storey townhouses and an amenity room fronting the lane, containing a total of 56 dwelling units, be referred to a Public Hearing together with:

- (i) plans prepared by Shift Architecture Inc., received November 5, 2015;
- (ii) draft CD 1 By-law provisions, generally as presented in Appendix A of the Policy Report dated April 11, 2016, entitled "CD-1 Rezoning - 288-388 West King Edward Avenue"; 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 Policy 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 Policy Report for consideration at Public Hearing.

- B. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated April 11, 2016, entitled "CD-1 Rezoning - 288-388 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.

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

ADOPTED ON CONSENT (Vote No. 01168)

**3. CD-1 Rezoning - 4085 Ash Street and 619-633 West King Edward Avenue  
March 23, 2016**

A. THAT the application by Public Architecture, on behalf of Aragon (Ash/King Edward) Properties Ltd., to rezone

- 4085 Ash Street [PID 013-275-046; Lot 13, Block 659, District Lot 526, Plan 2976],
- 619 West King Edward Avenue [PID 013-275-062; Amended Lot 14 (See 41109L), Block 659, District Lot 526, Plan 2976], and
- 633 West King Edward Avenue [PID 008-240-710; Amended Lot 15 (See 42125L), Block 659, District Lot 526, Plan 2976],

from RS 5 (One Family Dwelling) District to CD 1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.93 FSR and the height from 10.7 m (35 ft.) to 16.8 m (55 ft.) to permit the development of a four storey residential building with three two storey townhouses and an amenity room fronting the lane, containing a total of 31 dwelling units, be referred to a Public Hearing together with:

- (i) plans prepared by Public Architecture, received July 8, 2015;
- (ii) draft CD 1 By-law provisions, generally as presented in Appendix A of the Policy Report dated March 23, 2016, entitled "CD-1 Rezoning - 4085 Ash Street and 619-633 West King Edward Avenue"; 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 Policy 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 Policy Report for consideration at Public Hearing.

B. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated March 23, 2016, entitled "CD-1 Rezoning - 4085 Ash Street and 619-633 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.

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 expenditures of funds or incurring of costs is at the sole risk of the person making the expenditures or incurring the cost;

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

ADOPTED ON CONSENT (Vote No. 01169)

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*At approximately noon, it was*

*MOVED by Councillor Carr*

*THAT the meeting be extended in order to complete the agenda items.*

*CARRIED UNANIMOUSLY*

\* \* \* \* \*

**4. CD-1 Rezoning - 3365 Commercial Drive and 1695-1775 East 18<sup>th</sup> Avenue  
April 11, 2016**

MOVED by Councillor Deal

- A. THAT the application by Cressey 18th Avenue Holdings Ltd. (Inc. No. 0969486), to rezone 3365 Commercial Drive [Lot 4, Blocks A and B, District Lot 753, Plan 8865; PID: 009-908-056], 1695 East 18<sup>th</sup> Avenue [Lot 5, Blocks A and B, District Lot 753, Plan 8865; PID: 009-649-123], 1707 East 18th Avenue [Lot 3 Except the South 7 feet, Now Road Block A, District Lot 753, Plan 1795; PID: 014-282-810], and 1775 East 18th Avenue [Lot 1, Block A, District Lot 753, Plan 1795; PID: 005-338-115], together with City-owned land at 1733 East 18th Avenue [Lot 2, Block A, District Lot 753, Plan 1795; PID: 009-908-200], from RS-2 (Residential) District to CD-1 (Comprehensive Development) District to among other things, increase the floor space ratio (FSR) to 2.40 to permit the construction of a 3½- to six-storey residential building containing 110 secured for profit affordable rental units, and to restore, rehabilitate and designate the exterior of a heritage building known as the Myers Residence on the westerly portion of the site into two strata residential units adjacent to a new two-unit strata infill building, be referred to a Public Hearing together with:
  - (i) plans prepared by Yamamoto Architecture Inc., received on March 12, 2015, with amendments received on December 2, 2015;

- (ii) draft CD-1 By-law generally as presented in Appendix A of the Policy Report dated April 11, 2016, entitled "CD-1 Rezoning - 3365 Commercial Drive and 1695-1775 East 18<sup>th</sup> Avenue"; 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 Policy Report;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law in accordance with Appendix A of the above-noted Policy 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 April 11, 2016, entitled "CD-1 Rezoning - 3365 Commercial Drive and 1695-1775 East 18<sup>th</sup> Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law.
- C. THAT, subject to approval in principle of the rezoning, the existing building, known as "The Myers Residence" (the "heritage building ") at 3365 Commercial Drive [Lot 4, Blocks A and B, District Lot 753, Plan 8865; PID: 009-908-056], be added to the Vancouver Heritage Register in the 'C' evaluation category.
- D. THAT, subject to approval in principle of the rezoning, pursuant to Sections 593 and 594 of the Vancouver Charter, Council approve the designation of the exterior of the heritage building as protected heritage property;

FURTHER THAT the Director of Legal Services be instructed to prepare a Heritage Designation By-law for consideration at the Public Hearing.

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

CARRIED (Vote No. 01162)  
(Councillor Carr opposed)

5. CD-1 Rezoning - 420 Hawks Avenue  
January 26, 2016

MOVED by Councillor Reimer

- A. THAT the application by Atira Women's Resource Society (Atira) to rezone 420 Hawks Avenue [The South Half of Lots 1 and 2, all of Block 66, District Lot 181, Plan 196; PIDs: 015-577-791 and 015-577-813 respectively] from M-1 (Industrial) District to CD-1 (Comprehensive Development) District to allow for the construction of a seven-storey social housing building with a floor space ratio of 4.5 and a height of 21.6 m (70.9 ft.), be referred to a Public Hearing, together with:
- (i) plans and addendum prepared by Boni Maddison Architects, received October 23, 2015 and January 19, 2016, respectively;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated January 26, 2016, entitled "CD-1 Rezoning - 420 Hawks Avenue"; and
  - (iii) the recommendation of the Acting General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B of the above-noted Policy 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 Policy Report for consideration at Public Hearing.

- B. 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 January 26, 2016, entitled "CD-1 Rezoning - 420 Hawks Avenue";

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.

- C. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C of the Policy Report dated January 26, 2016, entitled "CD-1 Rezoning - 420 Hawks 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.

- D. 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 January 26, 2016, entitled "CD-1 Rezoning - 420 Hawks Avenue", the Director of Legal Services be instructed to prepare the necessary Housing

Agreement By law for enactment, prior to enactment of the CD-1 By-law contemplated by the above-noted Policy Report, subject to the terms and conditions as may be required at the discretion of the Director of Legal Services and Chief Housing Officer.

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

CARRIED UNANIMOUSLY (Vote No. 01163)

**6. CD-1 Rezoning - 650 West Georgia Street (753 Seymour Street)  
April 6, 2016**

- A. THAT the application by Musson Cattell Mackey (MCM) Partnership, on behalf of HOOPP Realty Inc., London Life Insurance Company Inc. and The Great-West Life Assurance Company Inc., to rezone 650 West Georgia Street (753 Seymour Street) (Lots C and D, Block 53, District Lot 541 Group 1 New Westminster District, Plan 15551, PIDs 007-666-896 and 007-666-900 respectively) from CD-1 (Comprehensive Development) District (155) By-law No. 5683 and Downtown District (DD), to a new CD-1 District, to allow for the construction of a 33-storey office building with a floor area of 44,817 m<sup>2</sup> (482,423 sq. ft.) on the portion of the site currently zoned CD-1, be referred to a Public Hearing together with:
- (i) plans prepared by Musson Cattell Mackey Partnership, received October 1, 2015;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated April 6, 2016, entitled "CD-1 Rezoning - 650 West Georgia Street (753 Seymour Street)"; and
  - (iii) the recommendation of the Acting General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B of the above-noted Policy 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 Policy Report for consideration at Public Hearing.

- B. THAT, subject to referral of the rezoning application to Public Hearing, the Director of Legal Services be instructed to prepare a by-law to repeal CD-1 (155) By-law No. 5683 for 650 West Georgia Street for consideration at the Public Hearing.
- C. THAT, if the application is referred to a Public Hearing, 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 (155) By-law No. 5683 from Schedule E,

generally as set out in Appendix C of the Policy Report dated April 6, 2016, entitled "CD-1 Rezoning - 650 West Georgia Street (753 Seymour 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 Policy Report for consideration at the Public Hearing.

- D. THAT, subject to enactment of the new CD-1 By-law, the Noise Control By-law be amended to:
- (i) establish regulations for the new CD-1 in accordance with Schedule A to the Noise By-law, and
  - (ii) consequentially, delete CD-1 (155) By-law No. 5683 from Schedule A;

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 new CD-1 By-law.

- E. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C of the Policy Report dated April 6, 2016, entitled "CD-1 Rezoning - 650 West Georgia Street (753 Seymour Street)";

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

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

ADOPTED ON CONSENT (Vote No. 01170)

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Stevenson

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Jang  
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

**BY-LAWS**

Councillor Reimer advised she had reviewed the proceedings of the meeting in relation to By-law 2, and she would therefore be voting on its enactment.

Councillor Meggs advised he had reviewed the proceedings of the meeting in relation to By-law 6, and he would therefore be voting on its enactment.



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

CARRIED UNANIMOUSLY

1. A By-law to amend Noise Control By-law No. 6555 (7510-7554 Cambie Street) (By-law No. 11492)
2. A By-law to amend Sign By-law No. 6510 (7510-7554 Cambie Street) (By-law No. 11493)
3. A By-law to amend Subdivision By-law No. 5208 (7518 Cambie Street) (By-law No. 11494)
4. A By-law to amend Noise Control By-law No. 6555 (450 Gore Avenue) (By-law No. 11495)
5. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (450 Gore Avenue) (By-law No. 11496)
6. A By-law to amend Sign By-law No. 6510 (450 Gore Avenue) (By-law No. 11497) (*Councillor Jang ineligible for the vote*)
7. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (408-488 West King Edward Avenue) (By-law No. 11498)
8. A By-law to amend Subdivision By-law No. 5208 (408-488 West King Edward Avenue) (By-law No. 11499)
9. A By-law to amend Subdivision By-law No. 5208 (RM-9, RM-9A, RM -9N, and RM-9AN Districts Schedule) (By-law No. 11500)
10. A By-law to designate certain real property as protected heritage property (2088 Charles Street - Carlsen Residence) (By-law No. 11501) (*Councillors Carr and Jang ineligible for the vote.*)
11. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (2088 Charles Street - Carlsen Residence) (By-law No. 11502) (*Councillors Carr and Jang ineligible for the vote.*)
12. A By-law to enact a Housing agreement for 5998 Saint George Street (By-law No. 11503)

13. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (4162 and 4188 Cambie Street) (By-law No. 11504)  
(Councillor Jang ineligible for the vote)

## MOTIONS

### A. Administrative Motions

#### 1. Approval of Form of Development - 1111 Richards Street

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 508 Helmcken Street (1111 Richards Street being the application address) be approved generally as illustrated in the Development Application Number DE419710, prepared by GBL Architects Inc., and stamped "Received, Community Services Group, Development Services", on April 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

### B. Motions on Notice

#### 1. Requests for Leaves of Absence

MOVED by Councillor Jang  
SECONDED by Councillor Deal

- A. THAT Councillor Reimer be granted Leaves of Absence for Civic Business for meetings to be held May 24 and 26, 2016.
- B. THAT Mayor Robertson be granted Leave of Absence for Civic Business for meetings to be held on June 1, 2016.

CARRIED UNANIMOUSLY (Vote No. 01174)

## NOTICE OF MOTION

#### 1. 2017 Provincial Ballot Question on Municipal Campaign Finance Reform

Councillor Reimer submitted a Notice of Motion on the above-noted matter. The motion will be placed on the agenda of the Regular Council meeting to be held on May 3, 2016, as a Motion on Notice.

**2. Special Advisor to Lobby to Stop Trans Mountain Pipeline Expansion Project**

Councillor Carr submitted a Notice of Motion on the above-noted matter. The motion will be placed on the agenda of the Regular Council meeting to be held on May 3, 2016, as a Motion on Notice.

Councillor Meggs rose on a Point of Order to enquire whether Council can direct the Mayor's office in this manner. The Mayor requested the City Clerk to clarify that issue prior to the next Council meeting.

**ENQUIRIES AND OTHER MATTERS**

**1. Packaging and Printed Paper (PPP) Program**

Councillor Reimer noted it has been recently reported that some newspaper producers are not complying with new Provincial recycling regulations or contributing to the Multi-Material BC program, which is resulting in costs being passed onto businesses and residents. She requested staff look into the matter and provide information to Council.

**2. Council Motions and City Advisory Committees**

Councillor De Genova requested staff look into the current notification process with a view to implementing a system to ensure that City Advisory Committees are notified of all Council motions which they may have an interest in.

**ADJOURNMENT**

MOVED by Councillor De Genova  
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 12:27 pm.

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