



## REGULAR COUNCIL MEETING MINUTES

JUNE 14, 2016

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 14, 2016, at 9:30 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 Kerry Jang  
Councillor Raymond Louie  
Councillor Geoff Meggs  
Councillor Tim Stevenson

**ABSENT:** Councillor Heather Deal (Leave of Absence - Civic Business)  
Councillor Andrea Reimer (Leave of Absence - Civic Business)

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

**CITY CLERK'S OFFICE:** Janice MacKenzie, City Clerk  
Nicole Ludwig, Meeting Coordinator

### **ACKNOWLEDGEMENT - Pulse Night Club, Orlando, Florida**

Mayor Robertson acknowledged the shooting at the Pulse Night Club in Orlando over the weekend and expressed sympathy on behalf of Council for the victims and their families. He thanked all who came out for the vigil held at the Vancouver Art Gallery.

### **CONDOLENCES - Jeanette Andersen**

Mayor Robertson expressed condolences on behalf of Council for the passing of Jeanette Andersen, noting she was widely respected as a community leader especially within the community of people with disabilities, advocating for deinstitutionalization and affordable housing.

A moment of silence was held for Ms. Andersen and the victims of the club shooting in Orlando.

### **PROCLAMATION - National Aboriginal Day**

Mayor Robertson proclaimed June 21, 2016, National Aboriginal Day in the City of Vancouver and invited Lillian Howard, Co-Chair, Urban Aboriginal Peoples' Advisory Committee, to receive the proclamation and say a few words.

## IN CAMERA MEETING

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT Council will go into a meeting later this day which is closed to the public, pursuant to Section 165.2(1) of the Vancouver Charter, to discuss matters related to paragraph(s):

- (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;
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 [disclosure harmful to business interests of a third party] of the Freedom of Information and Protection of Privacy Act;
- (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. Public Hearing - May 24, 2016

MOVED by Councillor De Genova  
SECONDED by Councillor Jang

THAT the Minutes of the Public Hearing of May 24, 2016, be approved.

CARRIED UNANIMOUSLY

**2. Regular Council - May 31, 2016**

MOVED by Councillor Jang  
SECONDED by Councillor Meggs

THAT the Minutes of the Regular Council meeting of May 31, 2016, be approved.

CARRIED UNANIMOUSLY

**3. Court of Revision - Local Improvements - May 31, 2016**

MOVED by Councillor Jang  
SECONDED by Councillor Louie

THAT the Minutes of the Court of Revision of May 31, 2016, be approved.

CARRIED UNANIMOUSLY

**4. Regular Council (Policy and Strategic Priorities) - June 1, 2016**

MOVED by Councillor Jang  
SECONDED by Councillor Louie

THAT the Minutes of the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities of June 1, 2016, be approved.

CARRIED UNANIMOUSLY

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Louie  
SECONDED by Councillor Stevenson

THAT Council adopt Administrative Reports 1 through 4 and Policy Reports 1 through 5, on consent.

CARRIED UNANIMOUSLY

**VARY AGENDA**

The Mayor noted that requests to speak to Motion B.2 had been received.

MOVED by Councillor Carr  
SECONDED by Councillor De Genova

THAT the order of the agenda be varied to consider requests to speak to Motion B.2 as the next item of business.

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

## Motion B.2 - Designate Mole Hill as a Heritage Conservation Area

MOVED by Councillor Carr

SECONDED by Councillor Ball

### WHEREAS

1. Mole Hill, an area in Vancouver's West End bounded by Comox, Thurlow, Pendrell and Bute Streets, is a unique heritage area that includes a landscaped lane and 35 restored heritage homes, 30 of which are owned by the City of Vancouver and 30 of which are listed on the Vancouver Heritage Inventory—most of which were built between 1888 and 1908;
2. Over 15 years ago, City Council voted to partner with the Province, the Dr. Peter Foundation and the Mole Hill Community Housing Society to preserve the heritage homes and create affordable housing in Mole Hill, resulting in restoration of 28 heritage homes and provision of 178 units of rent-g geared-to-income affordable housing and 24 health-care suites;
3. Despite winning prestigious local, provincial and national awards for heritage preservation and affordable housing, Mole Hill is not formally protected, and is vulnerable to development of the privately owned properties that could seriously compromise the entire aesthetics of Mole Hill as an intact heritage area;
4. Three privately owned Mole Hill properties on Comox Street have recently sold and are currently in various stages of redevelopment, with the potential through demolition, the addition of height, floor space and rear yard infill development, to impact the unique heritage character of Mole Hill;
5. The Mole Hill Community Housing Society, which manages 28 of the 30 City-owned properties there with a strong commitment to sustainability and heritage preservation, wrote to City of Vancouver Council and staff in November of 2015 requesting that the City designate Mole Hill as a Heritage Conservation Area, a request that has been followed up recently in correspondence to Council from many members of the Mole Hill community.

THEREFORE BE IT RESOLVED THAT City Council direct staff to report back, in consultation with local stakeholders and the Mole Hill Community Housing Society, on an initial assessment of Mole Hill's heritage value, the impact of designating the area as a Heritage Conservation Area and the suggested process for considering the designation of Mole Hill as a Heritage Conservation Area (HCA) including the timing of the process and impact on existing work schedules;

FURTHER THAT staff report back on the options for and implications of placing a moratorium on demolition and development approvals for the maximum period allowed under the Vancouver Charter, if a HCA designation is being pursued.

referred

REFERRAL MOVED by Councillor Carr  
SECONDED by Councillor Ball

That motion B.2 "Designate Mole Hill as a Heritage Conservation Area" be referred to the Standing Committee on City Finance and Services meeting on June 15, 2016, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 01307)

#### REPORT REFERENCE

##### 1. Playland Redevelopment Plan

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

REFERRAL MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT the Administrative Report dated June 7, 2016, entitled "Playland Redevelopment Plan" be referred to the Standing Committee on City Finance and Services meeting on June 15, 2016, in order to hear from speakers.

CARRIED UNANIMOUSLY

Patrice Impey, General Manager of Finance, Risk, and Business Planning, and Mike McDaniel, President and CEO, Pacific National Exhibition, provided a presentation on the Playland redevelopment plan, and responded to questions.

##### 2. Joyce-Collingwood Station Precinct Plan and Related Rezoning June 2, 2016

The Mayor noted requests to speak to Report Reference 2 had been received.

REFERRAL MOVED by Councillor Carr  
SECONDED by Councillor De Genova

THAT the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning" be referred to a Special Council meeting to be held on a weeknight evening in the Joyce-Collingwood Neighbourhood in order to hear from speakers regarding Recommendation A.

LOST (Vote No. 01292)  
(Councillors Jang, Louie, Meggs, Stevenson, and Mayor Robertson opposed)

REFERRAL MOVED by Councillor Louie  
SECONDED by Councillor Stevenson

THAT the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning" be referred to the Standing Committee on City Finance and Services meeting on June 15, 2016, in order to hear speakers regarding Recommendation A.

CARRIED UNANIMOUSLY (Vote No. 01297)

Paula Huber, Planning and Development Services, provided a presentation on the Joyce-Collingwood Station Precinct Plan, and along with Kent Munro, Assistant Director of Planning - Midtown, and Dale Bracewell, Manager of Active Transportation, responded to questions.

\* \* \* \* \*

*During questions to staff, Council recessed at 12 pm and reconvened at 2:02 pm.*

\* \* \* \* \*

#### ADMINISTRATIVE REPORTS

1. **Theatre Rental Grant Allocations - Fall 2016 and Spring 2017  
May 12, 2016**
  - A. THAT Council approve re-allocation of unused/underused Theatre Rental Grants from January-August 2016 totalling \$68,668 that were approved at the Regular Council Meeting on June 23, 2015; source of funds is the 2016 Theatre Rental Grant budget.
  - B. THAT Council approve Theatre Rental Grants to 33 organizations totalling \$1,003,925 as listed in Appendix A of the Administrative Report dated May 12, 2016, entitled "Theatre Rental Grant Allocations - Fall 2016 and Spring 2017" for use of the Civic Theatres from September 1 to December 31, 2016; source of funds is the remaining balance in the 2016 Theatre Rental Grant budget.
  - C. THAT Council approve, in advance of the 2017 operating budget, Theatre Rental Grants to 41 organizations for Civic Theatre uses from January 1 to August 31, 2017 totalling \$1,750,000 as listed in Appendix B of the Administrative Report dated May 12, 2016, entitled "Theatre Rental Grant Allocations - Fall 2016 and Spring 2017"; source of funds to be the 2017 Theatre Rental Grants budget.
  - D. THAT Council approve a staff-driven process to re-allocate any potential 2016-recommended Theatre Rental Grants that are cancelled or underused in 2016, to a maximum of \$200,000, subject to:

- a) unused or cancelled Theatre Rental Grants are re-allocated to priority, eligible uses as published in the Theatre Rental Grant guidelines; and
- b) the written approval of the City Manager.

ADOPTED ON CONSENT AND  
B AND C BY THE REQUIRED MAJORITY (Vote No. 01298)

**2. Vancouver Community Sport Hosting Grants - 2016 Spring Intake  
June 1, 2016**

THAT Council approve Community Sport Hosting Grants totalling \$37,500 as outlined in the Administrative Report dated June 1, 2016, entitled "Vancouver Community Sport Hosting Grants - 2016 Spring Intake". The funding source will be the 2016 Vancouver Community Sport Hosting Grant Program Budget.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY (Vote No. 01299)

**3. Electrical By-law Housekeeping Revision  
May 18, 2016**

- A. THAT Council adopt the changes to the electrical by-law presented in Appendix A of the Administrative Report dated May 18, 2016, entitled "Electrical By-law Housekeeping Revision".
- B. THAT Council approve the fees set out in the new fee schedule presented in Appendix A of the Administrative Report dated May 18, 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 in accordance with the above.

ADOPTED ON CONSENT (Vote No. 1300)

**4. Closure and Sale of a Portion of Lane Adjacent to 1909 Franklin Street and  
200 Victoria Drive  
May 30, 2016**

- A. THAT Council close, stop-up and convey to the owner of 1909 Franklin Street and 200 Victoria Drive (the "Abutting Lands", as described in Appendix B of the Administrative Report dated May 30, 2016, entitled "Closure and Sale of a Portion of Lane Adjacent to 1909 Franklin Street and 200 Victoria Drive") that 171 square metre portion of lane (the "Lane Portion"), the same as generally shown hatched on the plan attached as Appendix C of the above-noted report, subject to the terms and conditions noted in Appendix A of the same report.

- B. THAT the sale proceeds of \$259,795.90 be credited to the Property Endowment Fund (PEF).

ADOPTED ON CONSENT (Vote No. 01301)

## POLICY REPORTS

### 1. CD-1 Rezoning: 445 Kingsway and 2395 St. George Street May 31, 2016

- A. THAT the application by FNDA Architecture, on behalf of Razgul Holdings Ltd., to rezone 445 Kingsway [*PID: 011-726-598; Lot L, Block 132, District Lot 264A, Plan 21842; and PID: 009-994-131; Lot 2, Except Part in Explanatory Plan 6822, of Lot A, Block 132, District Lot 264A, Plan 7272*], and on behalf of Azizamalco Holdings Canada Ltd., to rezone 2395 St. George Street [*PID: 010-671-919; Lot 1 of Lot A, Block 132, District Lot 264A, Plan 7272*], all 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 maximum building height from 13.8 m (45.3 ft.) to 23.0 m (75.5 ft.) to permit a six-storey mixed-use building with 109 secured for-profit affordable rental housing units, and retail and service uses, be referred to a public hearing together with:

- (i) plans prepared by FNDA Architecture Inc., received September 3, 2015;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 445 Kingsway and 2395 St. George 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 May 31, 2016, entitled "CD-1 Rezoning: 445 Kingsway and 2395 St. George 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 property owners and their mortgagees and prior to enactment of the CD-1 By-law contemplated by the above-noted report.
- C. THAT, if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B of the Sign-By-law [assigning Schedule B (C-2)], generally as set out in Appendix C of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 445 Kingsway and 2395 St. George 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 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 May 31, 2016, entitled "CD-1 Rezoning: 445 Kingsway and 2395 St. George 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.

- 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 C of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 445 Kingsway and 2395 St. George 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.

- 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;
  - (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. 01302)

**2. CD-1 Rezoning: 2805 East Hastings Street  
May 31, 2016**

- A. THAT the application by Burrowes Huggins Architects, on behalf of 2805 East Hastings Holdings Corp. (PCI Hastings Project Corp.), to rezone 2805 East Hastings Street [*Lots 1, 2, 3 and 4, Except Part in Plan 5575, of Lot 50 Town of Hastings Suburban Lands Plan 365; PIDs: 015-364-518, 015-364-593, 015-364-691, and 015-364-721 respectively*] from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 3.00 to 3.72 and the building height from 13.8 m (45.3 ft.) to 21.34 m (70 ft.) to permit the development of a six-storey mixed-use building with at-grade

commercial uses and 91 secured for-profit affordable rental housing units, be referred to a public hearing, together with:

- (i) plans prepared by Burrowes Huggins Architects, received November 30, 2015;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 2805 East Hastings 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 May 31, 2016, entitled "CD-1 Rezoning: 2805 East Hastings Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this 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-2C1)], generally as set out in Appendix C of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 2805 East Hastings 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 May 31, 2016, entitled "CD-1 Rezoning: 2805 East Hastings 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 the enactment of the CD-1 By-law.

- E. THAT A through D above be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and

any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; 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. 01303)

**3. CD-1 Rezoning: 505 West 62nd Avenue  
May 31, 2016**

- A. THAT the application by GBL Architecture Inc. on behalf of SDAE Development (Canada) Co. Ltd., the registered owners, to rezone 505 West 62nd Avenue [*PID 009-688-579; Lot 14, Block M, District Lot 323, Plan 9322*] from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.60 to 2.72 FSR and the height from 6.1 m (20 ft.) to 21.3 m (70 ft.) to permit the development of a six-storey residential building containing a total of 32 dwelling units, be referred to a Public Hearing together with:

- (i) plans prepared by GBL Architecture Inc., received September 14, 2015;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 505 West 62nd 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 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 A above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and the 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 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. 01304)

**4. CD-1 Rezoning: 7807 Cambie Street  
May 31, 2016**

- A. THAT the application by GBL Architecture Inc. on behalf of Kun Tat Lee and Ching Yip, the registered owners, to rezone 7807 Cambie Street [*PID: 009-689-028; Lot 12, Block N, District Lot 323, Plan 9322*] from RT-1 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.60 to 2.70 FSR and the height from 6.1 m (20 ft.) to 21.3 m (70 ft.) to permit the development of a six-storey residential building containing a total of 27 dwelling units, be referred to a Public Hearing together with:
  - (i) plans prepared by GBL Architecture Inc., received September 21, 2015;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 31, 2016, entitled "CD-1 Rezoning: 7807 Cambie 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 Public Hearing.

- B. THAT A above be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and the 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 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. 01305)

5. **CD-1 Rezoning: 106-116 East 35th Avenue  
June 7, 2016**

A. THAT the application by Ankenman Marchand Architects on behalf of Forrester & Godfrey Homes (Little Mountain) Ltd., the registered owners, to rezone 106-116 East 35th Avenue [*Amended Lot 53 (See 26284L) and Lot 52, both of Block 4, District Lot 637, Plan 3774; PIDs 010-798-439 and 012-214-124, 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 16.9 m (56 ft.) to permit the development of a five-storey residential building, containing a total of 18 dwelling units, be referred to a Public Hearing, together with:

- (i) plans prepared by Ankenman Marchand Architects, received October 16, 2015;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated June 7, 2016, entitled "CD-1 Rezoning: 101-116 East 35<sup>th</sup> 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 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, 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 June 7, 2016, entitled "CD-1 Rezoning: 101-116 East 35th 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 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 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.

## BY-LAWS

Councillor Ball confirmed she had reviewed the proceedings of the Public Hearings related to By-laws 2 and 4, and would therefore be voting on the enactments.

Councillor Jang confirmed he had reviewed the proceedings of the Public Hearing related to By-law 2, and would therefore be voting on the enactment.

MOVED by Councillor Louie  
SECONDED by Councillor Carr

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 7 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

### CARRIED UNANIMOUSLY

1. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (1754-1772 Pendrell Street) (By-law No. 11524)
2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1600, 1600A and 1620 West 6<sup>th</sup> Avenue) (By-law No. 11525)  
*(Councillor Meggs ineligible for the vote)*
3. A By-law to enact a Housing Agreement for 658 Alexander Street (By-law No. 11526)
4. A By-law to designate certain real property as protected heritage property (1601 Comox Street - Grace Court) (By-law No. 11527)
5. A By-law to enact a Housing Agreement for 1601 Comox Street/1071 Cardero Street (By-law No. 11528)
6. A By-law regarding Mayor and Councillor expenses (By-law No. 11529)
7. A By-law to amend License By-law No. 4450 regarding public bike share license fee (By-law No. 11530)

## MOTIONS

### A. Administrative Motions

1. Approval of Form of Development - 1618 West 6th Avenue

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 1600-1620 West 6th Avenue (1618 West 6th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE418398, prepared

by W.T. Leung Architects Inc., and stamped "Received, Community Services Group, Development Services", on September 24, 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

**2. Approval of Form of Development - 3819 Boundary Road**

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 3680-3684 Boundary Road (3819 Boundary Road being the application address) be approved generally as illustrated in the Development Application Number DE416933, prepared by W.T. Leung Architects Inc., and stamped "Received, Community Services Group, Development Services", on February 29, 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. Increasing the Supply of Affordable Townhouses and Row Houses in the City of Vancouver**

MOVED by Councillor De Genova  
SECONDED by Councillor Ball

WHEREAS

1. At the October 3, 2012, meeting of the Standing Committee of Council on Planning, Transportation and Environment, Council directed staff to implement an action plan outlined in an Administrative Report dated September 25, 2012, entitled "Final Report from the Mayor's Task Force on Housing Affordability";
2. Row houses, stacked townhouses, and other housing options such as laneway housing that address the needs of families to access green space at home and live in complete neighborhoods were identified as a priority by the Mayor's Task Force on Housing Affordability in 2012 (see: "Bold Ideas Towards an Affordable City");
3. 2016 marks the halfway point of the City's ten year Housing and Homelessness Strategy 2012-2021;
4. Since 2011, housing affordability challenges have become more prevalent and acute in Vancouver and it has become harder than ever for Vancouver residents to find and secure affordable housing;

5. Vancouverites are increasingly faced with difficult choices about whether they can afford to stay in the city of Vancouver, and many people who want to own a home find they must leave the city to find homes they can afford to purchase, especially individuals under the age of 35 years and those with young families;
6. Many Metro Vancouver municipalities have made bold efforts to increase their community's supply of townhouses and row houses as a way to provide an affordable housing option for families;
7. There is a significant shortage of townhouses and row houses in the City of Vancouver, a housing form that is well-suited to the needs of young families;
8. Owning a home continues to be an important financial and personal aspiration for most Vancouverites, especially for families with children who are concerned with long term housing security while their children are in school;
9. Attracting and retaining families is vitally important to maintaining Vancouver as a healthy, diverse, and economically vibrant city.

THEREFORE BE IT RESOLVED THAT Council direct staff to investigate and define specific, bold strategies to increase the supply of affordable townhouses and row houses in the City of Vancouver, and report back to Council with recommendations for an Affordable Townhouse and Row House Action Plan by the end of September 2016;

BE IT FURTHER RESOLVED THAT the specific, bold strategies to increase the supply of affordable townhouses and row houses in the City of Vancouver should have a specific focus on meeting the needs of young families, a population essential to maintaining Vancouver as a healthy, diverse, and economically vibrant city.

amended

AMENDMENT MOVED by Councillor Louie  
SECONDED by Councillor Jang

- A. THAT the first resolved be amended by striking phrase "for an Affordable Townhouse and Row House Action Plan by the end of September 2016" replacing it with "as part of the City's Housing and Homelessness Action Plan Refresh, to be completed by Q4 2016", so that the first resolved would read:

THEREFORE BE IT RESOLVED THAT Council direct staff to investigate and define specific, bold strategies to increase the supply of affordable townhouses and row houses in the City of Vancouver, and report back to Council with recommendations as part of the City's Housing and Homelessness Action Plan Refresh, to be completed by Q4 2016;

- B. THAT the following be added as an additional resolved to the motion:

BE IT FINALLY RESOLVED THAT staff report back to council in a memo on steps taken by the City that have increased opportunities for townhouses and row houses in recent years.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Louie

THAT the word "affordable" be added to the last resolved before the word "townhouses" so that the resolved would read:

BE IT RESOLVED THAT staff report back to council in a memo on steps taken by the City that have increased opportunities for affordable townhouses and row houses in recent years.

CARRIED UNANIMOUSLY (Vote No. 01293)

The amendment to the amendment having carried, the amended amendment was put and CARRIED UNANIMOUSLY (Vote No. 01294). Subsequently, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 01295).

FINAL MOTION AS APPROVED

WHEREAS

1. At the October 3, 2012, meeting of the Standing Committee of Council on Planning, Transportation and Environment, Council directed staff to implement an action plan outlined in an Administrative Report dated September 25, 2012, entitled "Final Report from the Mayor's Task Force on Housing Affordability";
2. Row houses, stacked townhouses, and other housing options such as laneway housing that address the needs of families to access green space at home and live in complete neighborhoods were identified as a priority by the Mayor's Task Force on Housing Affordability in 2012 (see: "Bold Ideas Towards an Affordable City");
3. 2016 marks the halfway point of the City's ten year Housing and Homelessness Strategy 2012-2021;
4. Since 2011, housing affordability challenges have become more prevalent and acute in Vancouver and it has become harder than ever for Vancouver residents to find and secure affordable housing;
5. Vancouverites are increasingly faced with difficult choices about whether they can afford to stay in the city of Vancouver, and many people who want to own a home find they must leave the city to find homes they can afford to purchase, especially individuals under the age of 35 years and those with young families;
6. Many Metro Vancouver municipalities have made bold efforts to increase their community's supply of townhouses and row houses as a way to provide an affordable housing option for families;

7. There is a significant shortage of townhouses and row houses in the City of Vancouver, a housing form that is well-suited to the needs of young families;
8. Owning a home continues to be an important financial and personal aspiration for most Vancouverites, especially for families with children who are concerned with long term housing security while their children are in school;
9. Attracting and retaining families is vitally important to maintaining Vancouver as a healthy, diverse, and economically vibrant city.

THEREFORE BE IT RESOLVED THAT Council direct staff to investigate and define specific, bold strategies to increase the supply of affordable townhouses and row houses in the City of Vancouver, and report back to Council with recommendations as part of the City's Housing and Homelessness Action Plan Refresh, to be completed by Q4 2016;

BE IT FURTHER RESOLVED THAT the specific, bold strategies to increase the supply of affordable townhouses and row houses in the City of Vancouver should have a specific focus on meeting the needs of young families, a population essential to maintaining Vancouver as a healthy, diverse, and economically vibrant city;

BE IT FINALLY RESOLVED THAT staff report back to Council in a memo on steps taken by the City that have increased opportunities for affordable townhouses and row houses in recent years.

## 2. Designate Mole Hill as a Heritage Conservation Area

This motion was referred to the Standing Committee on City Finance and Services meeting on June 15, 2016, in order to hear from speakers.

## 3. Requests for Leaves of Absence

MOVED by Councillor Carr  
SECONDED by Councillor Jang

- A. THAT Councillor Deal be granted Leave of Absence for personal reasons for all meetings to be held July 7, 2016.

- B. THAT Councillor Meggs be granted Leave of Absence for Civic Business for the Standing Committee on Policy and Strategic Priorities meeting to be held June 29, 2016.
- C. THAT Councillor Reimer be granted Leave of Absence for Civic Business for all meetings to be held July 7, 2016.
- D. THAT Councillor Stevenson be granted Leave of Absence for personal reasons from any meetings to be held on June 30, 2016.

CARRIED UNANIMOUSLY (Vote No. 01308)

### NOTICE OF MOTION

#### 1. Tax Fairness for Online Accommodation Booking Platforms

Councillor Meggs submitted a notice of motion on the above-noted matter. The motion will be placed on the June 28, 2016, Regular Council agenda as a Motion on Notice.

#### 2. False Creek - Moorage-Free Waters for Non-Motorized Races

Councillor Louie submitted a notice of motion on the above-noted matter. The motion will be placed on the June 28, 2016, Regular Council agenda as a Motion on Notice.

#### 3. Loss of Home Owner Grant in Vancouver

Councillor Louie submitted a notice of motion on the above-noted matter. The motion will be placed on the June 28, 2016, Regular Council agenda as a Motion on Notice.

### ENQUIRIES AND OTHER MATTERS

#### 1. Comments on Trans Mountain Expansion Review of Related Upstream Greenhouse Gas Emissions Estimates

Councillor Carr enquired if the City has responded to the Review of Related Upstream Greenhouse Gas Estimates regarding the Trans Mountain Pipeline expansion, since comments are due in by June 20, 2016. The City Manager responded, noting the City is preparing a response, and is also looking at legal options regarding the National Energy Board approval of the pipeline.

#### 2. Shooting at Pulse Night Club in Orlando

Councillor Stevenson thanked the Mayor for his support following the shooting at Pulse Night Club in Orlando, Florida, over the weekend, noting that they will be meeting with LGBTQ2+ community leaders to dissipate fears of potential violence at the upcoming Pride Parade.

**ADJOURNMENT**

MOVED by Councillor Meggs  
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 3:42 pm.

\* \* \* \* \*