



## REGULAR COUNCIL MEETING MINUTES

JUNE 28, 2016

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 28, 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  
Leslie Tuerlings, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

### CONDOLENCES - Keith Jacobson

Mayor Robertson expressed condolences to the family, friends and colleagues of Keith Jacobson, past President of the Killarney Community Centre Association. He noted that Keith was a tireless volunteer in Southeast Vancouver for many years and acknowledged his great service to the community.

### IN CAMERA MEETING

MOVED by Councillor Stevenson  
SECONDED by Councillor Deal

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;

- (d) the security of the property of 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;
- (f) law enforcement, if the Council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (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 - June 14, 2016**

MOVED by Councillor Deal  
SECONDED by Councillor Louie

THAT the Minutes of the Regular Council meeting of June 14, 2016, be approved.

CARRIED UNANIMOUSLY

##### **2. Public Hearing - June 14, 2016**

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT the Minutes of the Public Hearing of June 14, 2016, be approved.

CARRIED UNANIMOUSLY

##### **3. Regular Council (City Finance and Services) - June 15, 2016**

MOVED by Councillor Deal  
SECONDED by Councillor Louie

THAT the Minutes of the Regular Council (City Finance and Services) meeting of June 15, 2016, be approved.

CARRIED UNANIMOUSLY

**4. Public Hearing - June 21, 2016**

MOVED by Councillor Deal  
SECONDED by Councillor Louie

THAT the Minutes of the Public Hearing of June 21, 2016, be approved.

CARRIED UNANIMOUSLY

**5. Public Hearing - June 23, 2016**

MOVED by Councillor Louie  
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT Council adopt Communication 1, Administrative Reports 1, 2 and 3 and Policy Report 1, on consent.

CARRIED UNANIMOUSLY

**VARY AGENDA**

The Mayor noted that requests to speak to Motions B.2, B.5 and B.6 had been received.

MOVED by Councillor Deal  
SECONDED by Councillor Louie

THAT the order of the agenda be varied to consider requests to speak to Motions B.2, B.5 and B.6 as the next items of business.

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

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

MOVED by Councillor Louie

SECONDED by Councillor Meggs

### WHEREAS

1. Recently almost 2,000 paddlers competed in the qualifying regatta for this summer's Vancouver Dragon Boat Festival but some of the False Creek races were hindered by moored vessels in the race area;
2. Moored vessel owners are often not with the vessel, some have incomplete contact information and some simply refuse to move;
3. Some of the vessels contribute significantly to the ongoing e-Coli problem through the dumping of raw sewage;
4. False Creek is under the direction of Transport Canada, managed by the City of Vancouver;
5. Vessels can be anchored for up to 14 days using a free City of Vancouver permit;
6. In July 2013, City Council supported the paddling community by approving funding for a project definition report regarding the "establishment of a permanent home for the greater paddling community";
7. City Council has further supported the Paddling community by providing funding for the "Phase 1" Paddling Centre which is meant to address the immediate needs in south east False Creek by replacing the old dock, floats and equipment sheds at an cost of \$3.2M;
8. The Concord Pacific Vancouver Dragon Boat Festival is expected to attract 5,500 paddlers from around the world and generate \$1.6-million in tourism to Vancouver each year;
9. More than 1470 people have signed an online petition asking that the City of Vancouver turn False Creek into moorage-free waters.

THEREFORE BE IT RESOLVED THAT City Council direct staff to work with the Federal Ministry of Transport to investigate and provide a report before spring 2017 on the possibility of creating a designated False Creek moorage and moorage-free area, in order to conduct water based non-motorized races, while taking into account the possible impacts to the surrounding residential neighbourhoods.

referred

REFERRAL MOVED by Councillor Louie  
SECONDED by Councillor Deal

THAT motion B.2 "False Creek - Moorage-Free Waters for Non-Motorized Races", be referred to the Standing Committee on Policy and Strategic Priorities meeting on June 29, 2016, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 01360)

### Motion B.5 - Fostering Change: Supporting Kids Aging Out of Care

MOVED by Councillor Reimer  
SECONDED by Mayor Robertson

#### WHEREAS

1. Fostering Change is an initiative of Vancouver Foundation to improve supports for young people aging out of foster care in British Columbia, who experience far greater rates of homelessness, unemployment, and lower high school graduation rates than their peers;
2. Young people from care have far fewer family and community relationships and resources that are critical to the success of most young people in their 20s;
3. WHEREAS since its founding in 2013, Fostering Change has brought together young people in and from care, diverse community organizations and members of the public through a series of dialogues to create a statement of principles for sign-on by community partners as follows:

*"We believe youth aging out of foster care should be able to count on three things until age 25:*

- *Consistent financial support with basic living costs like housing, transit, and food while they attend school, learn skills, and find work.*
- *Long-term relationships with caring dependable adults for support, advice, and references, so that they always have somewhere to turn.*
- *A chance to connect and contribute to their communities through creative, cultural, and volunteer activities, so that they feel like they belong.*

*We believe this will make a difference, and ask community, political, and business leaders to commit to a plan that includes these supports."*

THEREFORE BE IT RESOLVED THAT the City of Vancouver endorse this statement of principles and forward it to the Union of British Columbia Municipalities for their consideration at the 2016 UBCM Annual Meeting.

referred

REFERRAL MOVED by Councillor Reimer  
SECONDED by Mayor Robertson

THAT Motion B.5 "Fostering Change: Supporting Kids Aging Out of Care", be referred to the Standing Committee on Policy and Strategic Priorities meeting on June 29, 2016, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 01361)

### **Motion B.6 - Mandatory Certification and Licensing of Asbestos and Hazardous Material Removal Contractors**

MOVED by Councillor Reimer  
SECONDED by Councillor Louie

#### WHEREAS

1. Asbestos exposure is the leading cause of work related deaths in BC;
2. WorkSafe BC, the provincial agency charged with ensuring safety for workers, found 43 percent of all hazardous material surveys done by contractors renovating or demolishing homes were inadequate but WorkSafe BC lacks the tools for enforcement and monitoring of existing hazardous material regulations;
3. There is currently no provincial certification or licensing in BC of asbestos abatement professionals to ensure standards and allow for the suspension of non-compliant contractors;
4. Mandatory provincial certification and licensing of demolition and environmental remediation contractors would allow local governments in BC require these licenses from contractors as a condition for issuing demolition and renovation permits.

#### THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council write a letter to the Premier, the Minister of Farming, Natural Resources and Industry, and the Minister of Jobs, Tourism and Skills Training and Responsible for Labour requesting that the B.C. government require mandatory licensing, certification and enforceable compliance in safely handling asbestos and other hazardous material for all demolition, renovation and environmental remediation contractors.
- B. THAT Vancouver City Council submits a resolution to the 2016 Union of British Columbia Municipalities Convention requesting that the provincial government require mandatory licensing, certification and enforceable compliance in safely handling asbestos and other hazardous material for all demolition, renovation and environmental remediation contractors.

referred

REFERRAL MOVED by Councillor Reimer  
SECONDED by Councillor Louie

THAT Motion B.6 "Mandatory Certification and Licensing of Asbestos and Hazardous Material Removal Contractors", be referred to the Standing Committee on Policy and Strategic Priorities meeting on June 29, 2016, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 01362)

#### REPORT REFERENCE

1. **Developing Vancouver's Economy**

a) **Supporting Vancouver's Innovation Economy**

Jessie, Adcock, Chief Digital Officer and Acting Chief Information Officer, and Cory Dobson, Planning and Development Services, provided a presentation on Supporting Vancouver's Innovation Economy, which included the evolution of the global economy, benefits of encouraging innovation, and how the City can foster innovation and continued growth.

Ms. Adcock and Mr. Dobson, along with Jane Pickering, Acting General Manager, Planning and Development Services and Tom Wanklin, Planning and Development Services, responded to questions.

b) **Streamlining of Business Licence Categories and Fees  
May 30, 2016**

Sarah Hicks, Deputy Chief Licence Inspector and Licence Office Manager, provided a presentation on the Streamlining of Business Licence Categories and Fees, which included an overview of Business Licence Rationalization benefits, outcomes and impacts.

Ms. Hicks, along with Andreea Toma, Director, Licensing, Property Use Inspections and Animal Services, responded to questions.

MOVED by Councillor Reimer  
SECONDED by Councillor Deal

- A. THAT Council approve streamlining the Business Licence categories and fee structures, as described in this report and shown in Appendices A and B of the Administrative Report dated May 30, 2016, entitled "Streamlining of Business Licence Categories and Fees".
- B. THAT Council approve amendments and housekeeping amendments in the License By-law No. 4450, Business Premises Regulation of Hours By-law No. 8022 and Vehicles for Hire By-law No. 6066, generally as described in the body of the Administrative Report dated May 30, 2016, entitled "Streamlining of Business Licence Categories and Fees" and shown in Appendices C, D and E of the same report.

- C. THAT Council instruct the Director of Legal Services to bring forward on October 3, 2016 the necessary by-laws to amend the License By-law No. 4550, Business Premises Regulation of Hours By-law No. 8022 for Council's consideration, generally in accordance with Appendices C and D of the Administrative Report dated May 30, 2016, entitled "Streamlining of Business Licence Categories and Fees".
- D. THAT Council instruct the Director of Legal Services to bring forward immediately the necessary by-laws to amend the Vehicles for Hire Bylaw No. 6066 generally in accordance with Appendix E of the Administrative Report dated May 30, 2016, entitled "Streamlining of Business Licence Categories and Fees".

CARRIED UNANIMOUSLY (Vote No. 01332)

**c) Filming in Vancouver Update**

Jerry Dobrovolny, General Manager, Engineering Services, provided a presentation on Filming in Vancouver, which included a review of production data and a look at future focus areas.

Mr. Dobrovolny responded to questions.

\* \* \* \* \*

*Council recessed at 11:58 am and reconvened at 12:56 pm.*

\* \* \* \* \*

**d) Vancouver Economic Commission Update  
June 17, 2016**

Ian MacKay, CEO, Vancouver Economic Commission, provided an update on the Vancouver Economic Commission, which included an overview of goals and a request for the creation of a Vancouver Film Commission.

MOVED by Mayor Robertson  
SECONDED by Councillor Stevenson

THAT Council approve an increase of \$200,000 to the future annual operating budget for the Vancouver Economic Commission to support the creation of the Vancouver Film Commission Office and the development of the Vancouver Film Commission Office strategy and implementation plan. For 2016, partial year costs of approximately \$100,000 will be managed within the City's existing operating budget.

carried (Vote No. 01334)



REFERRAL MOVED by Councillor Ball  
SECONDED by Councillor Affleck

- A. THAT Council refer this matter back to Senior staff prior to considering the request for an increase in the Vancouver Economic Commission (VEC) annual operating budget, to obtain supporting financial data and detailed budget for the new Vancouver Film Commission, including operating budget of the VEC; report on services already performed by the BC Film Commissioner and Creative BC, the Vancouver Board of Trade, Tourism Vancouver, Advantage BC, and others; report on possible alternative placement of the Vancouver Film Commission within City Administration to be aligned with the Office of Arts and Culture, which should include a possible plan for a one stop shop including current services for the film industry and options for additional long term funding and staffing for that office.
- B. THAT Council direct staff to establish a formal consultation process with industry professionals at every level to confirm the services that are most needed.

LOST (Vote No. 01333)  
(Councillors Deal, Jang, Louie, Meggs, Reimer, Stevenson and Mayor Robertson opposed)

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

#### UNFINISHED BUSINESS

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

MOVED by Councillor Louie  
SECONDED by Councillor Jang

- A. THAT Council approve the Joyce-Collingwood Station Precinct Plan, attached as Appendix A to the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning".
- B. THAT, subject to Council approval of the Joyce-Collingwood Station Precinct Plan in A above, the Acting General Manager of Planning and Development Services be instructed to make application to amend the Zoning and Development By-law, in order to:

create a new district, RM-7AN, as part of the RM-7 and RM-7N Districts Schedule generally in accordance with Appendix G of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning";

- (i) create a new district, RM-9BN, as part of the RM-9, RM-9A, RM-9N and RM-9AN Districts Schedule generally in accordance with Appendix H of the above-noted report;

- (ii) rezone those areas of Joyce-Collingwood shown outlined in bold on Schedule A of Appendix G of the above-noted report from RS-1 to RM-7AN;
- (iii) amend CD-1 (219) to remove:
  - 3206 Vanness Avenue [*PID: 011-933-925; Lot 1, Block 146, District Lot 37, Plan 2741*];
  - 3212 Vanness Avenue [*PID: 011-933-933; Lot 2, Except Part on Plan LMP43341; Block 146, District Lot 37, Group 1, New Westminster District Plan 2741*];
  - 3218 Vanness Avenue [*PID: 013-434-004; Lot 3, Except the South 16 Feet Now Lane, Block 146, District Lot 37, Plan 2741*];
  - 3224 Vanness Avenue [*PID: 007-347-146; Lot 4, Except the South 16 Feet Now Lane, Block 146, District Lot 37, Plan 2741*];
  - 3228 Vanness Avenue [*PID: 013-434-012; Lot 5, Except the South 16 Feet Now Lane, Block 147, District Lot 37, Plan 2741*];
  - 3230 Vanness Avenue [*PID: 010-648-283; Lot 6, Except the South 16 Feet Now Lane, Blocks 90, 146 and 147, District Lot 37, Plan 2741*]; and
  - 3234 Vanness Avenue [*PID: 013-434-021; Lot 7, Except the South 16 Feet Now Lane, Block 147 District Lot 37, Plan 2741*].from CD-1 (219) as shown in Appendix I of the above-noted report; and
- (iv) rezone those areas of Joyce-Collingwood shown outlined in bold on Schedule A of Appendix H of the above-noted report from RS-1 and CD-1 (219) to RM-9BN;

FURTHER THAT the application be referred to a Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws for consideration at the Public Hearing.

- C. THAT, if the application to amend the Zoning and Development By-law as described in B above is referred to Public Hearing, then an application to amend Schedule A of the Sign By-law to establish regulations for the new districts, generally as set out in Appendix J and Appendix K of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezonings" be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws for consideration at the Public Hearing.

- D. THAT, subject to the enactment of the amending by-laws described in B above, the Director of Legal Services be instructed to bring forward, at the time of

enactment of such amending by-laws, related amendments to the Parking By-law, generally in accordance with Appendix L and Appendix M of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning".

- E. THAT, subject to the enactment of the amending by-laws described in B above, the Director of Legal Services be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the Subdivision By-law, generally in accordance with Appendix N and Appendix O of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning".
- F. THAT, subject to the enactment of the amending by-laws described in B above, the Acting General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of such amending by-laws, amended RM-7, RM-7N and RM-7AN Guidelines, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines, and Joyce Station Area CD-1 Guidelines (Vanness Avenue and Spencer Street Site) generally in accordance with Appendices P, Q and R of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning", for Council adoption.
- G. THAT, subject to the enactment of the amending by-laws described in B above, the Acting General Manager of Planning and Development Services be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the Strata Title Policies for RS, RT and RM Zones, generally in accordance with Appendix S of the Policy Report dated June 2, 2016, entitled "Joyce-Collingwood Station Precinct Plan and Related Rezoning", for Council adoption; and
- H. THAT A through G above be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for any 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 any rezoning by-laws; 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.
- I. THAT Council direct City staff to consult with the neighbours in the vicinity of the three blocks fronting Joyce Street, to explore land use, affordable housing

and public realm improvement possibilities which could enhance the connection between the Station Precinct Plan area and the existing neighbourhood shopping area that is centred along Kingsway. This additional work should explore the potential for some additional multiple-family housing, including but not limited to rental and other forms of more affordable housing, and for public realm enhancements along these blocks to make a more complete, cohesive and comfortable environment between these two important areas. Staff is to report back to Council with recommendations subsequent to the completion of the focused scope of work described.

- J. THAT Council direct City Staff to liaise and consult in an ongoing manner with community based groups such as the Collingwood Neighbourhood House, Collingwood Business Improvement Association, Collingwood Community Policing Centre, St. Mary's Parish, residents, businesses senior levels of government and others, on matters relating to community amenity contributions as rezoning applications come forward.

carried

AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Affleck

THAT the following phrase be added to J following the words "City Staff to":

"establish, through Collingwood Neighbourhood House, a Joyce-Collingwood Precinct Committee" so that J would read:

- J. THAT Council direct City Staff to establish, through Collingwood Neighbourhood House a Joyce-Collingwood Precinct Committee to liaise and consult in an ongoing manner with community based groups such as the Collingwood Neighbourhood House, Collingwood Business Improvement Association, Collingwood Community Policing Centre, St. Mary's Parish, residents, businesses senior levels of government and others, on matters relating to community amenity contributions as rezoning applications come forward.

LOST (Vote No. 01335)  
(Councillors Deal, Jang, Louie, Meggs, Reimer, Stevenson and Mayor Robertson opposed)

Councillor Carr requested that the components of the motion be separated for the vote.

The amendment having lost, the motion was put and CARRIED with Councillor Carr opposed to A to H (Vote No. 01336 and 01338), and I and J CARRIED UNANIMOUSLY (Vote No. 01337).

## 2. REZONING: 1037 West King Edward Avenue

MOVED by Councillor Deal  
SECONDED by Councillor Carr

- A. THAT the application by Shape Architecture on behalf of Wescorp Development Inc., the registered owner, to rezone 1037 West King Edward Avenue [*PID 008-577-625; Lot 8, Block 73, District Lot 526, Plan 4502*] from FSD (First Shaughnessy) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.45 to 1.48 FSR to permit the development of a four-storey residential building, containing a total of 36 secured rental dwelling units, generally as presented in Appendix A of the Policy Report dated May 24, 2016, entitled "CD-1 Rezoning - 1037 West King Edward Avenue", 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 Shape Architecture, on behalf of Wesgroup Development Inc., and stamped "Received Planning Department, July 17, 2015", provided that the 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 General Manager of Planning and Development Services, who shall have particular regard to the following:

#### Urban Design

1. Design development to increase the front yard depth.

Note to Applicant: The intent is to facilitate the layering of landscape features consistent with First Shaughnessy's landscape principles. This can be accomplished by increasing the front yard depth to 4 m to facilitate additional soft landscape area. In addition, setting back the fourth storey 15.25 m from West King Edward Avenue, consistent with the required front yard depth in the First Shaughnessy District, will lessen the view impacts on the eastern neighbours.

2. Design development to increase the west side yard setback.

Note to Applicant: The intent is to reduce massing adjacent to the western single family neighbour. The setback should be increased consistently to a 4 m minimum.

3. Design development to reduce massing adjacent to the eastern neighbour.

Note to Applicant: This can be achieved by setting back the fourth storey to 1.5 m from the eastern property line and to allow for integrated landscaping to mitigate privacy impacts on the adjacent neighbour. It is understood that a portion of the third storey will also have to shift west to accommodate the increased setback. The area of courtyard open to the sky should not be reduced.

4. Design development to reduce the massing in the rear yard by relocating the Garbage and Recycling and Bike Storage below grade.

Note to Applicant: Above grade bike parking cannot be excluded from FSR.

5. Design development to increase the connectivity to the social space.

Note to Applicant: This can be achieved through provision of a pedestrian link between the primary courtyard from the main western pedestrian route. All units should have access to the main social space by way of pedestrian paths internal to the site. The courtyard could be further activated through the reconfiguration of the units on the western edge of the courtyard, locating the primary living areas off the courtyard.

6. Design development to ensure all habitable rooms meet minimum horizontal angle of daylight (HAD) regulations.

Note to Applicant: As proposed, bedrooms on the fourth floor do not have windows and therefore do not meet HAD requirements.

7. Design development to improve the livability of the third floor studio units.

Note to Applicant: The third level studio units as proposed do not meet the standard of livability required by to the Director of Planning to support the unit size relaxation. As no outdoor area is allotted to these units and the access to natural daylight and ventilation is limited to one window. This condition can be satisfied through provision of a private outdoor area and/or additional access to daylight and ventilation.

8. Design development to improve unit privacy within the development.

Note to Applicant: The two ground level Type C units flanking the center courtyard have large windows exposing their living room to each other and the primary courtyard.

9. Design development to assess and alleviate potential privacy impacts on the eastern neighbours.

Note to Applicant: During detailed design development, provision of an elevational study of the interface between the proposed development and the C-2 development(s) to the east will be required to identify where improvements can be made.

10. Provision of authentic, high-quality, durable exterior finish materials consistent with the First Shaughnessy Design Guidelines.

Note to Applicant: The proposed high-quality materials, including brick and wood, contribute to the design of the proposal and should be included in the Development Permit application.

11. Submission of a bird friendly strategy for the design of the building is encouraged in the application for a development permit. Incorporate the principles of the City of Vancouver Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat, in addition, reduce potential threats to accommodate birds in the city.

Note to Applicant: Incorporate a diversity of native and non-invasive plants within the planting scheme. Use of high visibility glass for windows, reduce reflection and dangers for attractants at building facades is encouraged.

<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

12. The proposed unit mix including 13 two-bedroom and 3 three-bedroom units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning Development Permit Board provided that it does not go lower than 25% of the dwelling units.

#### **Crime Prevention through Environmental Design (CPTED)**

13. Design development to respond to CPTED principles, having particular regards for:

- (i) theft in the underground parking;
- (ii) residential break and enter;

- (iii) mail theft; and
- (iv) mischief in alcoves and vandalism, such as graffiti.

### Landscape

14. Protection of existing healthy off-site and on-site trees wherever possible.

Note to Applicant: Existing trees at the west property boundary to be accommodated, wherever possible, as part of the final Landscape Plan. Proposed excavation should be maintained clear of tree protection zones. Architectural and Landscape Plans to be fully coordinated with the arborist report.

15. Design development of the public realm landscape treatment to maintain substantial (layered) greenery as a planted buffer around property edges.

16. Provide a varied mix of trees and shrubs placed within an expanded width landscape buffer at the residential front yards facing King Edward Avenue to create a cohesive a distinctive green finish to the street in keeping with the First Shaughnessy Heritage Conservation Area Design Guidelines.

Note to Applicant: The intent is to consider the designed landscape to incorporate the principles of enclosure, screening, layering, filtering of views using soft landscape materials. A wider building setback is intended to achieve this (Refer to Urban Design Condition 2).

17. Provide high-quality, liveable and secure common outdoor open spaces with at-grade pedestrian access for residents to gather and relax.

Note to Applicant: Patios should incorporate a balanced mix of landscaped planters for trees and shrubs and hard surface paving. Patios areas located adjacent to the lane should be gated.

18. Provide fully landscaped setbacks adjacent to lane edges.

19. Final coordination of the overall landscape treatment to meet the intent of the First Shaughnessy Heritage Conservation Area Design Guidelines.

Note to Applicant: Aspects to consider at time of Development Permit application include landscape principles of enclosure, screening, layering, filigree, filtering, revealing and skyline; style; retention of trees and landscape.



20. Provide maximized plant growing medium volumes for trees and shrubs within landscaped planter areas on structure to ensure long term viability of plant species.

Note to Applicant: Soil volumes for landscape planters should exceed BC Landscape Standard (latest edition) with the goal to provide a minimum 4 ft. depth of growing medium for large species trees planted in ground, and 3 ft. depth for trees on structure. Where possible, alter (drop) slab to achieve soil depths to accommodate substantial trees and shrubs below the level of courtyards and pedestrian pathways. Where possible, angle edge of parkade slab to expand below grade planting area for tree roots without compromising headroom requirements in the parking garage. Trees planted on structures should be consolidated within a continuous trench, where possible, to improve planting condition. Consider use of structural soil for street level trees at Kingsway.

21. Provide a flexible Child's Play Space incorporating forms for children to engage in active and passive social play within an at-grade common outdoor open space area.

Note to Applicant: Recommend the use of solid natural elements including soft landscaping arranged for the enjoyment of people. Refer to the High-Density Housing for Families with Children Guidelines for further features that are recommended.

22. Provision requirements at the time of Development Permit application:

- (i) A legal survey.
- (ii) A fully labelled Landscape Plan, Sections and Details.
- (iii) Provision of larger-scale section drawings at 1/4"=1'-0" / 1:50 or better, to illustrate the public realm interface landscaping from the building face to the street and lane edge, lane interface, and courtyard patio areas.
- (iv) Provision of larger-scale architectural details 1/2"=1'0" or 1:25 or better to illustrate proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other landscape features applicable to proposal. Planter sections details to confirm depth of proposed planting on structures.
- (v) Provide an external lighting plan for pedestrian routes and courtyards, to ensure that adequate lighting levels are achieved for CPTED performance while minimizing glare for residents and birds.

- (vi) Provide an ISA Certified Arborist report for detailed assessment including recommendations for removal and protection for all existing site and off-site trees: existing condition, tree species, critical root zones as a minimum dimension to the edge of excavation, outline best methods for protection and relocation during excavation and construction. Recommend ISA Certified Arborist to perform exploratory digging to determine existing placement of tree roots as a measure to confirm dimensioned setbacks for tree protection. Confirm arborist supervision in writing.

### Housing

- 23. A minimum of 25 % of the proposed units are designed to be suitable for families with children, including some three bedroom units.
- 24. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activity.
- 25. The rental building is to comply with the High Density Housing for Families with Children Guidelines and include a common amenity room with a kitchenette (and an accessible washroom adjacent to this amenity room).

### Sustainability

- 26. Consider provision of a Recycling and Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Note to Applicant: The Recycling and Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

- 27. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezonings, including at a minimum 63 points in the LEED® rating system, a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, one water efficiency point, and one storm water point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and the strategy should be

incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

### Engineering Services

28. Clarify the location of any PMT or vista switch that is needed to serve the site and clearly show it on the plans. (Note; the undergrounding condition noted for this rezoning will result in some form of on-site power transformation equipment which must be clearly identified on the plans.)
29. 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:

30. Provision of design elevations on both sides of the parking ramp at all breakpoints, within the parking area, and at all entrances adjacent the property lines.

Note to Applicant: This is required to calculate the slope and crossfall. The slope must not exceed 10% for the first 20' from the property line. The slope must not exceed 12.5% after the first 20' from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4m in length. Ramps which have a 15% slope and are exposed to the weather must be heated.

31. Provision of a ramp width of 6.1 m as 5.5 m is shown on drawing A2.00.
32. Provision of a 2.75 m x 2.75 m corner cut at the bottom of the main parking ramp.

Note to Applicant: Removal of the outside radius on the ramp is also required.

33. Provide a 6.6 m (21.66') maneuvering aisle width or provide 2.74 m (9') stall widths.

Note to Applicant: The maneuvering aisle width for stalls 1-16 measures 5.9 m. A minimum aisle width of 6.1 m is required with 2.74 m stall widths.

34. Modify the columns located between stalls 1-10 to align with the end of the parking stalls.
35. Provision minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3m of vertical clearance is required for access and maneuvering to all disability spaces.

36. Label Class A bicycle rooms with a breakdown of the stall types and dimension the stalls and aisle widths.
37. Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

38. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
39. Engineering Landscape comments:
  - (i) Delete proposed sidewalk and curbing from lane and 10'x10' corner truncation.
  - (ii) Please include the following statements on the landscape plans;
  - (iii) "All sidewalks between the curb and property line are to be reconstructed fully at the applicant's expense."
  - (iv) "A landscape plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Kevin Cavell at 604.873.7773 for details."

Note to Applicant: An interconnected water service is required for this development. Please contact Engineering, Water Design branch for details.

#### CONDITIONS OF BY-LAW ENACTMENT

- (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, the General Manager of Planning and Development Services, the General Manager of Engineering Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

## Engineering

1. Dedication of a 10'x10' corner-cut truncation in the northeast corner of the site for lane purposes.

Note to Applicant: A Subdivision Plan is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required.

2. 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.
  - (i) Provision of a 1.83 m CIP concrete broom finish sidewalk with saw cut joints on King Edward Avenue adjacent the site.
  - (ii) Provision of a standard concrete lane crossing, curb ramps and new curb returns on the north side of King Edward Avenue at the lane west of Oak Street.
  - (iii) Provision of street trees where space permits.
  - (iv) 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.
  - (v) Provision of a storm water storage system and storm water storage covenant for the site. Please contact Engineering, Sewers Design Branch for details on the storm water storage requirements.
  - (vi) Relocation or removal of the existing wood pole and connected services for the pole located at the south west intersection of the 2 lanes that serve the site and the wood pole that obstructs access to the parking entry.

Written confirmation from all affected utility companies, including City of Vancouver Electrical Design branch is required. Should removal of the poles result in a reduction or elimination of existing lane lighting then

new lane lighting must be provided to the satisfaction of the General Manager of Engineering Services which may include space on-site for poles and bases, appropriate legal arrangements to allow for the placement of the lighting on the site will be required.

3. 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.

### Housing

4. Make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of the life of the building or 60 years, subject to the following additional conditions:
  - (i) No separate-sales covenant.
  - (ii) A non-stratification covenant.
  - (iii) None of such units will be rented for less than one month at a time.
  - (iv) At least 25% of the units must have two or more bedrooms and be designed to meet the City's "High Density Housing for Families with Children Guidelines".
  - (v) A rent roll indicating the proposed initial monthly rents for each rental unit.

- (vi) A covenant from the owner to, prior to issuance of an occupancy permit, submit a finalized rent roll to the satisfaction of the Chief Housing Officer and the Director of Legal Services that reflects the initial monthly rents as of occupancy in accordance with the Housing Agreement on either a per unit or a per square foot basis.
- (vii) Such other terms and conditions as the Chief Housing Officer and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by By-law enacted pursuant to section 565.2 of the Vancouver Charter.

### Soils

5. If applicable:

- (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
- (ii) As required by the Manager of Environmental Planning 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
- (iii) If required by the Manager of Environmental Planning 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, the General Manager of Engineering Services 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 separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, including for the dedicated lands, issued by the Ministry of Environment, have been provided to the City.

Note to Applicant: 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 registerable charges pursuant to 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 site 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-law.

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, subject to approval in principle of the rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated May 24, 2016 entitled "CD-1 Rezoning - 1037 West King Edward 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 contemplated by the same report.
- 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 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 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.

CARRIED (Vote No. 01339)  
(Councillors Affleck, Ball and De Genova opposed)  
(Mayor Robertson absent for the vote)



**3. EAST FRASER LANDS: Amendments to the Official Development Plan and Associated CD-1 By-laws**

MOVED by Councillor Louie  
SECONDED by Councillor Jang

- A. THAT the following amendments to the East Fraser Lands Official Development Plan By-law No. 9393 and associated CD-1 By-laws, generally as set out in the Policy Report dated May 13, 2016, entitled "East Fraser Lands: Amendments to the Official Development Plan and associated CD-1 By-laws", be approved:
- (i) amendments to the East Fraser Lands Official Development Plan By-law No. 9393, generally as set out in Appendix A of the above-noted report;
  - (ii) amendments to repeal CD 1 (472) By law No. 9732, and amend CD 1 (473) By law No. 9733, CD 1 (498) By law No. 10194, CD 1 (499) By law No. 10195, CD 1 (565) By law No. 10942, CD 1 (566) By law No. 10941 and CD 1 (567) By law No. 10943, generally as set out in Appendix B of the above-noted Policy Report with the following correction:

On page 5, replace the map in the Draft Area 2 South CD-1 By-law marked as "Z-619(h)(i)" with the map marked "Z-619(h)(ii)" as shown in the posted draft by-law;
  - (iii) amendments to the Zoning and Development By-law No. 3575, generally as set out in Appendix C of the above-noted report.
- B. THAT A above be adopted on the following conditions:
- (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City; and expenditure of funds or incurred costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact any bylaw; 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.

amended (Vote No. 01341)

AMENDMENT MOVED by Councillor Reimer  
SECONDED by Councillor Louie

THAT the following be added as C:

- C. THAT, should a childcare proceed on the West Fraser Lands School site, prior to bringing forward a development permit application for the new childcare, City staff:
- (a) Ensure that the childcare is located in a position that best maximizes use of the adjacent field for recreational field uses.
  - (b) Work with the Park Board to explore the opportunity to co-locate a bathroom and water access for users of the adjacent field with an understanding that any additional funding request would need to come back to Council.
  - (c) Work with the Park Board to explore the opportunity to have a play space shared with the childcare and the community, similar to the arrangement at Dorothy Lam Childcare, with an understanding that any additional funding request would need to come back to Council.

CARRIED UNANIMOUSLY (Vote No. 01340)

AMENDMENT MOVED by Councillor De Genova

THAT the following phrase be added to A(i) following the words "of the report":

"including the ability to vary built form and massing on the site to allow for increased building height to increase green space while also achieving the objective of increased affordable housing;" , so that A(i) would read:

- A(i) amendments to the East Fraser Lands Official Development Plan By-law No. 9393, generally as set out in Appendix A of the report including the ability to vary built form and massing on the site to allow for increased building height to increase green space while also achieving the objective of increased affordable housing;

not put

Mayor Robertson ruled the amendment out of order as it would be changing content of the application.

The amendment having carried unanimously (Vote No. 01340), the motion as amended was put and CARRIED with Councillors Affleck, Ball, Carr and De Genova opposed.

4. **REZONING: 3365 Commercial Drive and 1695-1775 East 18<sup>th</sup> Avenue**

MOVED by Councillor Louie  
SECONDED by Councillor Jang

- 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 18th 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 2.27 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, 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 18th Avenue", and in the memo dated June 21, 2016, from the Assistant Director of Planning - Midtown, 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 Yamamoto Architecture Inc. and stamped "Received December 2, 2015", subject to the following conditions, provided that the 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 General Manager of Planning and Development Services, who shall have particular regard to the following:

**Urban Design**

1. Architectural expression will employ an improved palette of high quality durable materials and a refined detail finish throughout the buildings.

Note to Applicant: Materials and architectural expression at detailed design stage should ensure legibility of the buildings as residential rather than institutional use.

2. Provision of extensive green roof to the 3½-storey rental block to improve sustainability measures.

Note to Applicant: This will also provide visual relief to the occupants of the six-storey rental block.

3. Design development to provide a 2.1 m setback to the north corner of the six-storey building to improve the transition to the neighbouring site.

Note to Applicant: Adjustments to the form should be in-keeping with the overall design, noting that the angled corner should be maintained. Staff do not anticipate a reduction in floor area as a consequence of this condition.

4. Design development to mitigate direct overlook between the infill building and adjacent development to the west.

Note to Applicant: Detailed design development should include reflected elevations of the building at 1665 East 18th Avenue.

5. Design development to substantially enclose the upper level of the infill building within a pitched roof form to improve compatibility with the adjacent development.

6. Design development to mitigate direct overlook from upper levels of the six-storey building to existing adjacent development to the west.

Note to Applicant: This can be accomplished with the use of translucent glazing to a 36 inch height at the balcony guard rail or similar measures.

7. Consideration design development to the bridge component on the rental building to add visual interest and improve lobby entrance legibility.

8. Design development to emphasize townhome scale massing of Levels 1-3 on the 3½-storey rental block fronting East 18th Avenue.

9. Design development to mitigate solar heat gain on the south elevation.

Note to Applicant: This can be accomplished through the provision of external solar shading devices.

### Crime Prevention through Environmental Design (CPTED)

10. Design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for:
  - (i) theft in the underground,
  - (ii) break and enter,
  - (iii) mischief and vandalism such as graffiti, and
  - (iv) mitigate possible CPTED concerns in the parking area.

### Landscape Design

11. Design development to retain trees nos. 1646, 1647, 1648, 1649, 1650 and 1678.

Note to Applicant: The analysis will require additional arborist reporting and details of construction work near trees. Explore opportunities to retain additional healthy trees, with special consideration to companion trees. Retention of tree no. 1678 will require modifications to the underground parkade and open space plan including the child's play area. To optimize tree protection, employ special construction methods, such as vertical shoring and setback and limit excavation outside the dripline. The proposal should not rely on canopy encroachments or surface disturbances (such as intensive re-landscaping). Avoid landscape or grading proposals that may cause unnecessary compaction of roots and changes to the existing growing conditions (i.e. water availability and drainage).

12. Design development to grades, retaining walls, walkways and structural design, such as underground parking, to maximize soil volumes (exceed BCLNA Landscape Standard) to accommodate new and existing trees and landscaping.

Note to Applicant: Wherever possible, take advantage of natural soils and the water table by locating new trees at grade beyond the edge of the underground slab. To avoid raised planters above grade, angle the corner of the underground slab downward (1 m across and 1.2 m) to maximize contiguous soil volumes. Planted landscapes on slab should be designed to maximize soil depths by lowering the slab, wherever possible, or providing tree wells, if necessary.

13. Design development to location of utilities.

Note to Applicant: Avoid the awkward placement of utilities (pad mounted transformers, "Vista" junctions, underground venting) visible to the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping.

14. Consideration to explore design options that respect the City of Vancouver, Bird Friendly Design Guidelines; Note to Applicant: refer to <http://www.vancouver.ca/commsvcs/guidelines/B021.pdf>

15. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the 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. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

16. Provision of a "Tree Management Plan".

Note to Applicant: Provide a large scale tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

17. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through tree protection zones, all proposed common open spaces and semi-private patio areas.

Note to Applicant: In tree protection areas, the sections should illustrate and dimension the limit of excavation, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

18. Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.
19. Provision of the necessary infrastructure to support urban agriculture, such as tool storage, hose bibs and potting benches at all common amenity locations.
20. Provision of a partial irrigation plan.

Note to Applicant: Provide high efficiency irrigation for all planted areas, including urban agriculture areas and individual hose bibs for all private patios of 100 square feet (9.29 sq. m). On the plan, illustrate hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.

21. Provision of an outdoor Lighting Plan.

Note to Applicant: Consider "CPTED" principles and avoid any lighting that can cause glare to residential uses.

22. Provision of an updated, detailed arborist report.

Note to Applicant: The expanded arborist report should inform design. Include any construction limitations such as the location of construction materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.

23. Provision of a registered biologist report, where applicable.

Note to Applicant: The report is a cautionary measure should tree removals be scheduled from Mar.15-Aug.15, the period generally accepted as the bird nesting window.

24. Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.

25. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.

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

### Housing

26. The proposed unit mix including 30 two-bedroom and 11 three-bedroom units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of the dwelling units.
27. 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.
28. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activity.
29. The rental building is to comply with the High Density Housing for Families with Children Guidelines and include a common amenity room with a kitchenette (and an accessible washroom adjacent to this amenity room).

### Sustainability

30. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including achieving Gold certification under LEED® For Homes - Multi-family Mid-rise with a minimum of 14 Energy and Atmosphere (EA) points, 1 water efficiency point and 1 storm water point or surface water management point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

### Heritage Conservation

31. Revise the Statement of Significance (SOS) for the building at 3365 Commercial Drive to reflect advice from the Vancouver Heritage Commission SOS Sub-Committee.



## Engineering

32. Provision of crossings to the satisfaction of the General Manager of Engineering Services, please show a standard commercial crossing design on site and landscape plans. A crossing application is required.
33. Clarification of the garbage pick-up operations for the heritage building. It appears residents must travel through unsecured portions of the parkade to access the garbage room.
34. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: Pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.

35. Make arrangements for provision of additional street trees between the property line and back of city sidewalks to the satisfaction of the General Manager of Engineering Services in consultation with the General Manager Vancouver Board of Parks and Recreation.
36. Update landscape and site plan to reflect the change in sidewalk locations and size sought by this rezoning application. Show front boulevard trees and offset sidewalk along the Commercial Drive frontage of the site.
37. Delete pavers and special sidewalk treatments from public property and show standard concrete treatments. Note to applicant: An interconnected water service will be required for this development. Please contact Water Design branch for details.
38. Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law except that a minimum of 2 Class A loading spaces shall be provided for the site.
39. Compliance with the Bicycle Parking and Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Please refer to the Bicycle Parking and Parking and Loading Design Guideline and Supplements for details.

Bicycles:

- (i) Clearly label the path intended to be used by residents to bring bikes to and from the bicycle rooms to outside the building.
- (ii) Provision of horizontal bicycle spaces not located within a bicycle room to be within a hard shell locker.
- (iii) Provide automatic door openers on the doors along routes providing access to the bicycle room(s).

Parking Spaces:

- (iv) Any column 2' in length must be set back 2' from either end of the parking space.
- (v) Dimension all columns encroaching into parking stalls.
- (vi) Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4' from the end of the stall.

Parking Ramps and Drive Aisles:

- (vii) Relocate loading space to a more typical stall configuration, its current location obstructs maneuvering for passenger vehicles.
- (viii) Provision of design elevations on both sides of the parking ramp at all breakpoints.
- (ix) Provision of a minimum 20' wide overhead security gate between the visitor parking area and the secured residential parking.
- (x) Note to Applicant: if it is not possible to provide a 20' opening, then a 12' gate should be provided to prevent the possibility of vehicle conflict when two cars are passing through the gate.
- (xi) Mark hatchings on the floor in the gap between two parking spaces at the southwest corner of the main parkade to identify this as pedestrian space.

## CONDITIONS OF BY-LAW ENACTMENT

- (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 Services, the General Manager of Engineering Services, the Chief Housing Officer and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### Engineering

1. Consolidation of Lots 1, 2, and 3 (Except the South 7 Feet Now Road), Block A, Plan 1795; Lots 4 and 5, Blocks A and B, Plan 8865; All of DL 753 to create a single parcel.
2. Dedication of a 2.1 m x 2.1 m corner-cut at the 18th Avenue and Commercial Drive intersection of the site for road purposes. (The 2.1 m is to be measured along the edge of each of the street frontages).
3. Provision of a natural watercourse agreement. Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that its flow will not be obstructed. On-site management of the watercourse is required.
4. 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.
  - (i) Provision of minimum 1.8 m wide concrete sidewalk broom finish with saw cut joints and a minimum 1.2 m sod front boulevard with street trees on both Commercial Drive and East 18th Avenue adjacent the site. Note; a modified sidewalk design will be required to address a conflict with the existing traffic signal controller kiosk and the new sidewalk location.
  - (ii) Provision of a concrete curb and gutter on East 18th Avenue for the full length of the development including asphalt paving to centerline of the road. Work to include adjustment of all utilities necessary to accommodate the installation of the new curb and pavement.

- (iii) Provision of improved street lighting on East 18 Avenue. Work to include a review of adequacy of existing lighting and addition of lighting should it be determined and upgrading of the existing lighting to meet current standards which may include LED lighting.
  - (iv) Provision of new curb ramps at the intersection of Commercial Drive and East 18 Avenue to current City standards. Work to include replacement of the curb return at this location to accommodate the new ramps should it be necessary.
  - (v) Provision of audible signals at the intersections of Commercial Drive and East 18 Avenue and at Commercial Street and Victoria Diversion.
  - (vi) 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.
  - (vii) Provision of upgraded storm and sanitary sewer to serve the site. Sub-area 2 (Rental Site) places additional load on the combined system, as a result, approximately 40m of existing combined sewer on Commercial Dr. from the manhole adjacent to 3365 Commercial Dr. to the downstream manhole must be upgraded to a minimum 200 mm sanitary sewer and 250 mm storm sewer at the applicant's cost. The work is currently estimated at \$110,000 (2015 dollars).
5. 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.

### Housing

6. Make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of the life of the building or 60 years, subject to the following additional conditions:
  - (i) No separate-sales covenant.
  - (ii) A non-stratification covenant.
  - (iii) None of such units will be rented for less than one month at a time.
  - (iv) At least 25% of the units must have two or more bedrooms and be designed to meet the City's "High Density Housing for Families with Children Guidelines".
  - (v) A rent roll indicating the proposed initial monthly rents for each rental unit.
  - (vi) A covenant from the owner to, prior to issuance of an occupancy permit, submit a finalized rent roll to the satisfaction of the Chief Housing Officer and the Director of Legal Services that reflects the initial monthly rents as of occupancy in accordance with the Housing Agreement on either a per unit or a per square foot basis.
  - (vii) Such other terms and conditions as the Chief Housing Officer and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

### Heritage

7. The owner enters into a Heritage Restoration Covenant for the rehabilitation, registration and long-term protection of the heritage building. The agreement is to be completed and

registered in the Land Title Office to the satisfaction of the Director of Planning and the Director of Legal Services prior to the enactment of the rezoning by-law.

Note to Applicant: The agreement must be signed by the owner and any party with a financial charge on the title to give priority. The purpose of the agreement is to secure the protection of the heritage building during and after construction and ensure its rehabilitation in a timely manner consistent with a conservation plan, in addition to allowing the City to place a commemorative plaque on the building or lands, and related matters. Please contact the heritage planner to receive a copy of the draft agreement for review.

8. Designation of the exterior of the heritage building as a protected heritage property, pursuant to sections 593 and 594 of the Vancouver Charter and enactment of the Heritage Designation By-law by Council.
9. Submit a finalized copy of the Conservation Plan for the heritage building as prepared by the heritage consultant.

#### **Soils**

10. If applicable:
  - (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
  - (ii) As required by the Manager of Environmental Planning 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
  - (iii) If required by the Manager of Environmental Planning 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 Planning, the General Manager of Engineering Services 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 to Applicant: 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 site 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-law.

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, subject to approval in principle of the 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 18th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, prior to enactment of the amending by-law contemplated by the same report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.
- C. THAT, subject to approval in principle of the rezoning, the existing building, known as "The Myers Residence" 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, 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 of the heritage building as protected heritage property.
- 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.

F. THAT sections 5.3, 5.4 and 5.5 of the draft CD-1 By-law posted for 3365 Commercial Drive and 1695-1775 East 18th Avenue be replaced with the following:

"5.3 The floor area and density for all uses in each sub-area must not exceed the maximum permitted floor area and density set out in the following table:

Sub-area	Maximum Permitted Floor Area (m <sup>2</sup> )	Maximum Permitted Density (Floor Space Ratio)
1	6,855 m <sup>2</sup>	2.55
2	555 m <sup>2</sup>	0.96

5.4 The maximum permitted floor area for the site is 7,410 m<sup>2</sup>

5.5 The maximum permitted floor space ratio for the site is 2.27."

CARRIED (Vote No. 01342)  
(Councillor Carr opposed)

## COMMUNICATIONS

### 1. UBCM Housing Affordability Resolution from the City of Victoria

THAT Vancouver City Council endorse the Housing Affordability resolution passed by the City of Victoria at their meeting of June 23, 2016.

ADOPTED ON CONSENT (Vote No. 01351)



## ADMINISTRATIVE REPORTS

### 1. **Building By-law Housekeeping and Minor Energy Efficiency Amendments June 10, 2016**

- A. THAT Council approve the adoption of Revisions 7 and 8 to the 2012 British Columbia Building Code, being Ministerial Orders M290 and M378 as attached in Appendices A and B of the Administrative Report dated June 10, 2016, entitled "Building By-law Housekeeping and Minor Energy Efficiency Amendments", as amendments to the 2014 Building By-law, with the necessary modifications to incorporate the those revisions with the "Unique to Vancouver" provisions in the 2014 Building Bylaw.
- B. THAT Council approve the adoption of Housekeeping and Minor Energy Efficiency amendments to the 2014 Building By-law generally as set out in Appendix C of the Administrative Report dated June 10, 2016, entitled "Building By-law Housekeeping and Minor Energy Efficiency Amendments".
- C. THAT Council instruct the Director of Legal Services to bring forward the necessary bylaw amendments for consideration by Council, generally in accordance with A and B above.

ADOPTED ON CONSENT (Vote No. 01356)

### 2. **Deconstruction of 900 Pacific Street for Burrard Street Improvements April 11, 2016**

- A. THAT Council approve removal of the improvements on a City-owned property at 900 Pacific Street, legally described as Parcel Identifiers: 002-559-501 and 002-559-510, Lots 33 & 34 Block 120 District Lot 541 Plan 210 (together, the "Subject Property"), as shown in Appendix A of the Administrative Report dated April 11, 2016, entitled "Deconstruction of 900 Pacific Street for Burrard Street Improvements". The cost of the deconstruction, including the removal of hazardous materials, is estimated to be \$245,000, and will be funded from Engineering Fund CEB-29.
- B. THAT Council approve the registration of a Statutory Right of Way in favour of the City for road purposes and interim support of the adjacent boulevard.

ADOPTED ON CONSENT (Vote No. 01357)

### 3. **Review of Development, Building and Other Permit Fees May 31, 2016**

- A. THAT Council adjust fees to better recover City costs related to certain fees under the Zoning and Development Fee By-law, Subdivision By-law, Gas Fitting By-law, Building By-law and the Miscellaneous Fees By-law, generally in accordance with Appendix A of the Administrative Report dated May 31, 2016, entitled "Review of Development, Building and Other Permit Fees".

- B. THAT Council adjust fees to better recover City costs related to certain fees under the Street and Traffic By-law, Encroachment By-law, Crossing By-law, Sewer and Watercourse By-law and Waterworks By-law, generally in accordance with Appendix B of the Administrative Report dated May 31, 2016, entitled "Review of Development, Building and Other Permit Fees".
- C. THAT Council approve the proposed new fees under the Zoning and Development By-law, Street and Traffic By-law, Encroachment By-law and Miscellaneous Fees By-law, generally in accordance with Appendix C of the Administrative Report dated May 31, 2016, entitled "Review of Development, Building and Other Permit Fees".
- D. THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Street and Traffic By-law, Gas Fitting By-law, Encroachment By-law, Crossing By-law, Waterworks By-law, Subdivision By-law, Zoning and Development Fee By-law, Miscellaneous Fees By-law, Sewer and Watercourse By-law and the Building By-law, generally in accordance with the fee schedules attached to the Administrative Report dated May 31, 2016, entitled "Review of Development, Building and Other Permit Fees", to be effective September 1, 2016.
- E. THAT the Director of Development Services and the Chief Building Official be directed to advise the development and building community of the Building, Development Permit, Engineering and other permit changes.

ADOPTED ON CONSENT (Vote No. 01358)

#### POLICY REPORTS

- 1. **CD-1 Rezoning: 585 West 41st Avenue (5688 Ash Street - Oakridge Lutheran Church)  
June 14, 2016**
  - A. THAT the application by Catalyst Community Developments Society, on behalf of the Oakridge Lutheran Church, the registered owner, to rezone 585 West 41st Avenue [*Lots 1 and 2, Block 874, District Lot 526, Plan 8313; PIDs 010-165-932 and 010-165-959 respectively*] from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 3.44 and the height from 10.7 m (35 ft.) to 21.6 m (71 ft.) to permit the development of a six-storey mixed-use building with commercial space at grade, church on the second floor and social housing on floors three to six, be referred to a public hearing, together with:

- (i) plans prepared by Franci Architecture, received on December 7, 2015;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated June 14, 2016, entitled "CD-1 Rezoning: 585 West 41<sup>st</sup> Avenue (5688 Ash Street - Oakridge Lutheran Church)"; 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, 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 June 14, 2016, entitled "CD-1 Rezoning: 585 West 41<sup>st</sup> Avenue (5688 Ash Street - Oakridge Lutheran Church)", 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 the above-noted report.
- 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 June 14, 2016, entitled "CD-1 Rezoning: 585 West 41<sup>st</sup> Avenue (5688 Ash Street - Oakridge Lutheran Church)";

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

- D. 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" to the Sign By-law [assigning Schedule "B" (C-2)], generally as set out in Appendix C of the Policy Report dated June 14, 2016, entitled "CD-1 Rezoning: 585 West 41<sup>st</sup> Avenue (5688 Ash Street - Oakridge Lutheran Church)", 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 public hearing.

- E. 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 14, 2016, entitled "CD-1 Rezoning: 585 West 41<sup>st</sup> Avenue (5688 Ash Street - Oakridge Lutheran Church)";

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.

- F. THAT, subject to the 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 June 14, 2016, entitled "CD-1 Rezoning: 585 West 41<sup>st</sup> Avenue (5688 Ash Street - Oakridge Lutheran Church)".

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.

- 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 the expenditure 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. 01359)

#### BY-LAWS

Councillor Ball confirmed she had reviewed the proceedings of the Public Hearing related to By-law 6, and would therefore be voting on the enactment.

Councillor Deal confirmed she had reviewed the proceedings of the Public Hearings related to By-laws 6, 7 and 9, and would therefore be voting on the enactments.

Councillor Jang confirmed he had reviewed the proceedings of the Public Hearings related to By-laws 5 and 10, and would therefore be voting on the enactments.

Councillor Reimer confirmed she had reviewed the proceedings of the Public Hearings related to By-laws 6 and 7, and would therefore be voting on the enactments.

MOVED by Councillor Jang  
SECONDED by Councillor Deal

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 37 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY  
(Councillor De Genova absent for the vote)

1. A By-law to amend Noise Control By-law No. 6555 (1600-1620 West 6th Avenue) (By-law No. 11531)
2. A By-law to contract a debt by the issue and sale of Debentures in the aggregate principal amount of \$30,439.89, for certain local improvement street work projects, including lane paving, and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 11532)
3. A By-law to contract a debt by the issue and sale of Debentures in the aggregate principal amount of \$6,062.08, for certain local improvement street lighting projects, and for imposing an annual special rate on real property specially benefited by such local improvements (street lighting) (By-law No. 11533)
4. A By-law to contract a debt by the issue and sale of Debentures in the aggregate principal amount of \$2,835.64, for certain local improvement lane lighting projects, and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 11534)
5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (5470-5490 Oak Street) (By-law No. 11535)
6. A By-law to designate certain real property as protected heritage property (5010 Cambie Street - Milton Wong Residence) (By-law No. 11536)
7. A By-law to amend the Heritage Conservation Area Official Development Plan By-Law Regarding removal of 3738 Cypress Street from the list of First Shaughnessy protected heritage properties (By-law No. 11537)
8. A By-law to enact a Housing Agreement for 3063-3091 West Broadway (By-law No. 11538)
9. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from M-2 to I-2 (By-law No. 11539)
10. A By-law to enact a Housing Agreement for 1077-1099 Richards Street (By-law No. 11540)

11. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2312-2328 Galt Street) (By-law No. 11541)
12. A By-law to levy rates on qualifying real property in the West Broadway Business Improvement area (By-law No. 11542)
13. A By-law to levy rates on qualifying real property in the Cambie Village Business Improvement Area (By-law No. 11543)
14. A By-law to levy rates on qualifying real property in the Chinatown Business Improvement Area (By-law No. 11544)
15. A By-law to levy rates on qualifying real property in the Collingwood Business Improvement Area (By-law No. 11545)
16. A By-law to levy rates on qualifying real property in the Commercial Drive Business Improvement Area (By-law No. 11546)
17. A By-law to levy rates on qualifying real property in the Downtown Vancouver Business Improvement Area (By-law No. 11547)
18. A By-law to levy rates on qualifying real property in the Dunbar Village Business Improvement Area (By-law No. 11548)
19. A By-law to levy rates on qualifying real property in the Fraser Street Business Improvement Area (By-law No. 11549)
20. A By-law to levy rates on qualifying real property in the Gastown Business Improvement Area (By-law No. 11550)
21. A By-law to levy rates on qualifying real property in the Hastings Crossing Business Improvement Area (By-law No. 11551)
22. A By-law to levy rates on qualifying real property in the Hastings North Business Improvement Area (By-law No. 11552)
23. A By-law to levy rates on qualifying real property in the Hastings North Expansion Business Improvement Area (By-law No. 11553)
24. A By-law to levy rates on qualifying real property in the Kerrisdale Business Improvement Area (By-law No. 11554)
25. A By-law to levy rates on qualifying real property in the Kitsilano 4th Avenue Business Improvement Area (By-law No. 11555)
26. A By-law to levy rates on qualifying real property in the Marpole Business Improvement Area (By-law No. 11556)

27. A By-law to levy rates on qualifying real property in the Mount Pleasant Business Improvement Area (By-law No. 11557)
28. A By-law to levy rates on qualifying real property in the Mount Pleasant Expansion Business Improvement Area (By-law No. 11558)
29. A By-law to levy rates on qualifying real property in the Point Grey Village Business Improvement Area (By-law No. 11559)
30. A By-law to levy rates on qualifying real property in the Robson Street Business Improvement Area (By-law No. 11560)
31. A By-law to levy rates on qualifying real property in the South Granville Business Improvement Area (By-law No. 11561)
32. A By-law to levy rates on qualifying real property in the Strathcona Business Improvement Area (By-law No. 11562)
33. A By-law to levy rates on qualifying real property in the Victoria Drive Business Improvement Area (By-law No. 11563)
34. A By-law to levy rates on qualifying real property in the West End Business Improvement Area (By-law No. 11564)
35. A By-law to levy rates on qualifying real property in the Yaletown Business Improvement Area (By-law No. 11565)
36. A By-law to enact a Housing Agreement for 288 East Hastings Street re: Social Housing (By-law No. 11566)
37. A By-law to enact a Housing Agreement for 288 East Hastings Street re: Market Rental (By-law No. 11567)

## MOTIONS

### A. Administrative Motions

#### 1. Approval of Form of Development - 1750 Pendrell Street

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 1754-1772 Pendrell Street (1750 Pendrell Street being the application address) be approved generally as illustrated in the Development Application Number DE419775, prepared by Henriquez Partners Architects., and stamped "Received, Community Services

Group, Development Services", on May 6, 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 De Genova absent for the vote)

## **2. Approval of Form of Development - 5466 Oak Street**

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 5466 Oak Street, formerly 5470-5490 Oak Street, be approved generally as illustrated in the Development Application Number DE419961, prepared by Raymond Letkeman Architects Inc., and stamped "Received, Community Services, Development Services", on April 13, 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 De Genova absent for the vote)

## **B. Motions on Notice**

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

MOVED by Councillor Meggs  
SECONDED by Councillor Louie

#### **WHEREAS**

1. The explosive growth of online accommodation booking platforms is forcing many BC municipalities, large and small, to take urgent action to protect affordable housing stock for long-term residents;
2. Ministry of Finance regulations currently provide that anyone offering four or more units, on their own behalf or on behalf of another owner, must collect and remit Provincial Sales Tax and Municipal and Regional District Tax (Hotel Tax);
3. The Ministry of Finance has so far not applied this regulation to online booking operators, creating a tax advantage for those offering rooms or suites online with negative consequences for housing affordability and existing accommodation operators.



THEREFORE BE IT RESOLVED THAT the City of Vancouver, through the Union of BC Municipalities, call on the Provincial Government to ensure tax fairness and a level playing field for online accommodation booking platforms by collecting all applicable sales taxes at point of purchase on daily private room rentals.

CARRIED UNANIMOUSLY (Vote No. 01343)  
(Councillor De Genova absent for the vote)

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

MOVED by Councillor Louie  
SECONDED by Councillor Meggs

WHEREAS

1. The increased assessments from BC Assessment Authority for the City of Vancouver Residential properties has caused many to lose eligibility for the BC Home Owner Grant program;
2. Many of our residents are on fixed incomes and struggle to make payments;
3. The BC Homeowner Grant has not been increased for a number of years, while the eligibility threshold has not kept pace with the rising housing prices to keep the edibility percentage stable;
4. The effect of this is that Vancouver residents are now paying much more across all six authorities that use BC Assessment Values.

THEREFORE BE IT RESOLVED THAT City Council direct staff to research and report back to council with the number, value and percentage of properties that have been historically eligible for the Provincial Homeowner Grant and the number, value and percentage of eligible properties today;

BE IT FURTHER RESOLVED THAT City Council direct staff to research and report back on when the last time the Homeowner Grant and the Seniors Grant etc. were increased; and

BE IT FINALLY RESOLVED THAT City Council direct staff to research and report back on the changes to the threshold property values to be eligible for the BC Homeowner Grant.

CARRIED UNANIMOUSLY (Vote No. 01344)  
(Councillor De Genova absent for the vote)

#### **4. Call for a Poverty Reduction Plan for British Columbia**

MOVED by Councillor Reimer  
SECONDED by Councillor Jang

##### WHEREAS

1. The poverty rate in British Columbia continues to be among the highest in Canada at approximately 1 in 10 using the most conservative estimate (Low Income Cut-Off After Tax) , and child poverty rates in BC are still 1 in 5;
2. Many impacts of poverty are experienced at the local level, and local residents pay for poverty in increased health care costs, higher crime, higher demand for community, social and charitable services, lack of school readiness, reduced school success, and lower economic productivity;
3. 78% of British Columbians want the provincial government to implement a poverty reduction plan;
4. BC is the last province in Canada to have a commitment to a poverty reduction plan.

THEREFORE BE IT RESOLVED THAT Vancouver City Council advocate to the Provincial Government to develop and implement a provincial poverty reduction strategy to reduce the number of people living in poverty in British Columbia by setting concrete targets and timelines to reduce poverty;

BE IT FURTHER RESOLVED THAT Vancouver City Council submit the resolution set out below to the Union of British Columbia Municipalities' 2016 Annual Meeting, urging the Government of BC to adopt a comprehensive and accountable provincial poverty reduction strategy to reduce the number of people living in poverty in British Columbia by setting concrete targets and timelines to reduce poverty.

##### **Call for a Poverty Reduction Plan for BC**

WHEREAS the poverty rate in British Columbia continues to be among the highest in Canada yet BC is the last province in Canada to have a commitment to a poverty reduction plan;

AND WHEREAS many impacts of poverty are experienced at the local level, and local residents pay for poverty in increased health care costs, higher crime, higher demand for community, social and charitable services, lack of school readiness, reduced school success, and lower economic productivity;

THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities urge the Government of BC to follow the lead of all other provinces by adopting a comprehensive and accountable provincial poverty reduction strategy to reduce the number of people living in poverty in BC by setting concrete targets and timelines to reduce poverty.

CARRIED UNANIMOUSLY (Vote No. 01345)  
(Councillor De Genova absent for the vote)

## 7. Vancouver Engagement in TransLink Fare Review

MOVED by Councillor Meggs  
SECONDED by Councillor Jang

### WHEREAS

1. TransLink has embarked on the first comprehensive review of its fare structure since its founding 30 years ago;
2. The City of Vancouver expects transit to shoulder the major share of future increases in trips to and from the city as well as within its boundaries;
3. Vancouver residents account for large share of Metro Vancouver's ridership, resulting in a major city contribution to TransLink revenue at the farebox, through parking sales tax, the TransLink property tax, gas tax and through acquisition of strategic properties required for rapid transit investment;
4. Recent transit fare increases have tended to exceed the rate of inflation, reducing the affordability of transit and undermining efforts to create transit-oriented density to allow people to live closer to work;
5. A significant share of the city economy in tourism, accommodation, food services, health services and many other sectors relies on quick, efficient, cost-competitive transit to allow workers to commute;
6. The fare review will deal with fundamental issues, including distance-based fares, access for people with disabilities, access for people who are homeless and struggling with low incomes, and other issues of access and fairness.

THEREFORE BE IT RESOLVED that Council direct staff to prepare a plan for full participation in the TransLink fare review, including support for research into the particular concerns of the homeless, low income residents and workers in key sectors and report back to Council by September.

CARRIED UNANIMOUSLY (Vote No. 01346)  
(Councillor De Genova absent for the vote)

## 8. City Core 2050 Vision

MOVED by Mayor Robertson  
SECONDED by Councillor Reimer

### WHEREAS

1. The City of Vancouver's economic growth is leading the nation, and the City's Metropolitan Core, including the Downtown Peninsula, False Creek, the False Creek Flats, the Port Lands and the Broadway Corridor, is the leading driver of British Columbia's economy and includes the top two largest job hubs in the province;

2. Downtown Vancouver's quality livability is a crucial economic advantage and is one of the reasons why people choose to reside, invest and work in Vancouver;
3. There are a number of major development and planning projects occurring in Vancouver's City Core that provide a unique opportunity to strengthen and enhance Vancouver's livability, sustainability, and economic success for the years ahead;
4. Residents of Vancouver value the great public spaces and quality amenities that are the cornerstone of that livability;
5. Vital issues of housing affordability, heritage preservation, cultural diversity, and environmental responsibility for Vancouver's City Core require the most up-to-date policy framework for effective initiatives and management;
6. There has been significant work undertaken by groups like the Downtown Vancouver BIA through its Reimagine Downtown process to rebrand the Core.

THEREFORE BE IT RESOLVED THAT Council direct staff report back later this year on a program to renew the planning, development regulation and urban design framework for Vancouver's City Core into a coherent, holistic vision for the next three decades;

FURTHER THAT this program respect and consolidate recently approved policies, community plans and initiatives, while updating obsolete or redundant aspects, as well as integrating appropriate new state-of-the-art urban dimensions; and

FURTHER THAT this program include wide, contemporary and on-going public engagement and stakeholder involvement.

CARRIED UNANIMOUSLY (Vote No. 01347)  
(Councillor De Genova absent for the vote)

## 9. Increasing Public Participation at Council Meetings

MOVED by Councillor Carr  
SECONDED by Councillor Reimer

WHEREAS

1. The City of Vancouver has committed in its Engaged City Strategy to increase public participation, build trust and "bring City Hall to the community"; and
2. Many citizens have written to Council complaining that the timing, location and format of Council meetings are barriers to their participation and engagement.

THEREFORE BE IT RESOLVED THAT City Council direct staff to investigate and report back on the pros and cons and possible criteria for:

- (a) Holding a Council meeting, or a part of a Council meeting, during the evening or on weekends to better enable public participation;

- (b) Holding a Council meeting, or a community consultation by Mayor and Council, in a neighbourhood location; and
- (c) Enabling a process for individual members of the public and public delegations to present information to Mayor and Council on subjects of concern to them.

carried

AMENDMENT MOVED by Councillor Reimer  
SECONDED by Councillor Louie

- A. THAT the following be added as (d):
  - d. Giving greater certainty to residents and stakeholders that sign up to speak as to the timing of their turn.

- B. THAT the following be added as a resolved:

AND BE IT FURTHER RESOLVED THAT all investigations on the items outlined above:

- Be based on best practices;
- Consider additional impacts on existing staff time, in addition to financial implications;
- Seek to empower a greater number of residents across broad demographics to participate in public policy-making;
- Identify how to mitigate any confusion the public may feel over how new types of meetings impact the overall decision-making process.

CARRIED UNANIMOUSLY (Vote No. 01348)  
(Councillor De Genova absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 01349) with Councillor De Genova absent for the vote.

FINAL MOTION AS APPROVED

WHEREAS

1. The City of Vancouver has committed in its Engaged City Strategy to increase public participation, build trust and “bring City Hall to the community”; and
2. Many citizens have written to Council complaining that the timing, location and format of Council meetings are barriers to their participation and engagement.

THEREFORE BE IT RESOLVED THAT City Council direct staff to investigate and report back on the pros and cons and possible criteria for:

- (a) Holding a Council meeting, or a part of a Council meeting, during the evening or on weekends to better enable public participation;

- (b) Holding a Council meeting, or a community consultation by Mayor and Council, in a neighbourhood location;
- (c) Enabling a process for individual members of the public and public delegations to present information to Mayor and Council on subjects of concern to them; and
- (d) Giving greater certainty to residents and stakeholders that sign up to speak as to the timing of their turn.

AND BE IT FURTHER RESOLVED THAT all investigations on the items outlined above:

- Be based on best practices;
- Consider additional impacts on existing staff time, in addition to financial implications;
- Seek to empower a greater number of residents across broad demographics to participate in public policy-making;
- Identify how to mitigate any confusion the public may feel over how new types of meetings impact the overall decision-making process.

## NEW BUSINESS

### 1. Supporting Vancouver's Public Schools

MOVED by Councillor Reimer  
SECONDED by Councillor Carr

#### WHEREAS

1. The City of Vancouver has a long history of supporting public education and working collaboratively with the Vancouver School Board and other agencies to ensure children, youth and families in Vancouver have every available opportunity to thrive;
2. The City of Vancouver has a commitment in the Healthy City Strategy to support learning as a key building block in promoting personal, social and societal well-being;
3. The City's economic, social, cultural strategies respectively rely on access to a well-rounded education to support emerging sectors of the economy, growth in the creative sectors and better health outcomes;
4. Residents of Vancouver elected the Vancouver School Board to ensure the specific learning needs of Vancouver students can be appropriately supported;
5. The Vancouver School Board is being asked by the provincial government to cut an additional \$21.8 million from their 2016/2017 operating budget, an action which they have refused to undertake as they feel it would irrevocably harm the education of students, and has therefore requested additional provincial funding to prevent proposed cuts to programs and staffing;

6. Provincial government has set a deadline of June 30th for the Vancouver School Board to pass a "balanced budget" that imposes further education cuts to kids;
7. The Vancouver School Board has two outstanding requests to meet with the minister of education to ensure adequate resources are available to support children and youth in Vancouver's public schools.

THEREFORE BE IT RESOLVED THAT the Mayor and Council express their support for the Vancouver School Board's request for additional provincial funding and communicate this to the Board Chair and Minister of Education;

AND BE IT FURTHER RESOLVED THAT Council encourage the Minister of Education to meet with the Vancouver School Board in order to find a solution in the best interests of children and youth in Vancouver public schools.

CARRIED UNANIMOUSLY (Vote No. 01350)  
(Councillor De Genova absent for the vote)

### **3. Request for Leave of Absence - Councillor Deal**

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT Councillor Deal be granted a Leave of Absence for Civic Business for all meetings to be held July 13, 2016.

CARRIED UNANIMOUSLY  
(Councillor De Genova absent for the vote)

## **ENQUIRIES AND OTHER MATTERS**

### **1. Administration of Injectable Naloxone**

Councillor Carr enquired as to why the City of Vancouver is not pursuing the administration of injectable Naloxone. Mayor Robertson noted that he would work with Chief Adam Palmer to provide Council with an update on the matter.

### **2. Smart Traffic Controls**

Councillor Carr requested a report back on the possibility of Vancouver introducing smart traffic controls which are prompted to change based on traffic congestion similar to those used in Surrey.

### 3. Rat Infestations

Councillor Meggs enquired about best practices for cities dealing with rat infestations and the possibility of partnering with the Vancouver Rat Project. The City Manager noted that he would circulate a memo to Council providing an update on actions being taken.

### ADJOURNMENT

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY  
(Councillor De Genova absent for the vote)

The Council adjourned at 7:24 pm.

\* \* \* \* \*