



## REGULAR COUNCIL MEETING MINUTES

SEPTEMBER 20, 2016

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 20, 2016, at 9:35 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 Geoff Meggs\*  
Councillor Andrea Reimer  
Councillor Tim Stevenson

**ABSENT:** Councillor Raymond Louie (Leave of Absence)

**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.

### WELCOME

Mayor Robertson acknowledged that the city of Vancouver is on the unceded traditional territory of the Musqueam, Squamish and Tsleil-Waututh First Nations, and recognized the artwork of the three host nations displayed in the Council chamber.

### IN CAMERA MEETING

MOVED by Councillor Deal  
SECONDED by Councillor Carr

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 paragraph(s):

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

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

CARRIED UNANIMOUSLY

#### **ADOPTION OF MINUTES**

##### **1. Regular Council - July 26, 2016**

MOVED by Councillor Deal  
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting of July 26, 2016, be approved.

CARRIED UNANIMOUSLY

##### **2. Regular Council (Policy and Strategic Priorities) - July 27 and 28, 2016**

MOVED by Councillor Jang  
SECONDED by Councillor Deal

THAT the Minutes of the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of July 27 and 28, 2016, be approved.

CARRIED UNANIMOUSLY

#### **MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Jang  
SECONDED by Councillor Deal

THAT Council adopt Administrative Reports 1, 3, 4 and 5, and Policy Reports 6, 7 and 8, on consent.

CARRIED UNANIMOUSLY

**VARY AGENDA**

Mayor Robertson noted that requests to speak to Motion on Notice B.3 had been received.

MOVED by Councillor Deal  
SECONDED by Councillor Jang

THAT the order of the agenda be varied in order to consider requests to speak to Motion B.3 as the next item of business.

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

**Motion B.3: Standing up for Vancouver's Neighbourhood Schools**

MOVED by Councillor Reimer  
SECONDED by Mayor Robertson

WHEREAS

1. The Vancouver School Board (VSB) is considering closing 12 schools, displacing 3,265 students of which 97% are on Vancouver's east side;
2. Neighbourhood schools provide critical community space in non-school hours for services such as childcare and recreation and are essential to City policies including Healthy City, Engaged City, City of Reconciliation and Transportation 2040;
3. The impetus for the proposed school closures is a provincial "capacity requirement" that Vancouver schools must have a 95% capacity on instructional spaces or badly needed, life-saving seismic upgrades will not be funded;
4. The capacity requirement is not based on any generally accepted principle of an appropriate educational size for a school but rather financial needs created by chronic provincial underfunding of public education;
5. The capacity requirement is not large enough to allow any flexibility for school enrollment changes, even those these can vary widely year to year due to the provincial "cross-boundary" policy;
6. The capacity requirement does not allow the VSB to consider vulnerable learners, such as inner city and Aboriginal children and youth, separately even though research shows that a strong connection to place, and the people in that place, is a key factor in supporting success for these students.

THEREFORE BE IT RESOLVED THAT the City write to the Provincial Minister of Education, with a copy to the Chair of the Vancouver School Board, to request that the Provincial capacity requirements be amended to:

- Allow for a lower capacity requirement where mitigating factors exist, such as significant enrollment fluctuation;
- Decouple the requirement for school boards to close schools in order to get funding for life-saving seismic upgrades;
- Support right-sizing of neighbourhood schools where there is a clear, consistent trend of lower enrollment; and
- Change the formula for calculating capacity to reflect that place-based learning is critical for the success of inner city and Aboriginal learners.

referred

MOVED by Councillor Reimer  
SECONDED by Mayor Robertson

THAT Motion on Notice B.3 "Standing up for Vancouver's Neighbourhood Schools" be referred to the Standing Committee on City Finance and Services meeting on September 21, 2016, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 01462)

#### REPORT REFERENCE

**1. Encouraging Homes for Renters: Emerging Approach on Empty Homes  
September 13, 2016**

Kathleen Llewellyn-Thomas, General Manager, Community Services, introduced the above-noted matter and Matthew Bourke, Planner, Housing Policy and Projects, provided a presentation. Mr. Bourke and Ms. Llewellyn-Thomas, along with Sadhu Johnston, City Manager, Patrice Impey, General Manager, Finance, Risk and Business Planning, Abi Bond, Director, Housing Policy and Projects, and Marty Radakovich, Manager, Taxation and Utilities, responded to questions.

MOVED by Councillor Meggs  
SECONDED by Councillor Reimer

- A. THAT Council endorse in principle the approach described in the Administrative Report dated September 13, 2016, entitled "Encouraging Homes for Renters: Emerging Approach on Empty Homes" for implementing a City-administered program to levy an annual tax on empty homes, the net proceeds of which will be used for affordable housing initiatives, and direct staff to undertake public consultation on the emerging approach.
- B. THAT Council approve a budget of \$220,000 for public consultation to be conducted in the fall of 2016 as described in the Administrative Report dated September 13, 2016, entitled "Encouraging Homes for Renters: Emerging Approach on Empty Homes"; the \$220K consultation cost will be managed within the approved 2016 Operating budget.

CARRIED (Vote No. 01447)  
(Councillors Affleck, Ball and De Genova opposed)

## ADMINISTRATIVE REPORTS

### 1. Grant Request - Atira Women's Resource Society - 420 Hawks Avenue September 6, 2016

- A. THAT Council approve a Capital Grant of \$350,000 to Atira Women's Resource Society ("Atira") towards the construction of 21 units of social housing for women and women-led families in the Downtown Eastside at 420 Hawks Avenue [the South 1/2 of Lots 1 and 2, all of Block 66, District Lot 181, Plan 196; PIDs: 015-577-791 and 015-577-813 respectively] (the "site"); source of funding to be the 2016 Capital Budget for Non-market Rental Housing Grants;

FURTHER THAT the grant be subject to the funding commitment from Atira and other community partners being secured, and subject to the registration of a Housing Agreement securing all 21 residential units to be constructed on the site as social housing for 60 years or the life of the building, whichever is greater, where at least one third of the units are rented at rates no higher than the shelter component of Income Assistance and half of the remaining two-thirds to be up to "Housing Income Limits" (HILs); and subject to the enactment of the CD-1 By-law approved in principle for this site.

- B. THAT Council approve a grant of \$100,000 to Atira towards the provision of a ground floor community amenity space at the site; source of funding to be the 2016 Capital Budget for the Downtown Eastside;

FURTHER THAT the grant be subject to a Community Use Agreement to secure public access to the ground floor amenity space;

FURTHER THAT no legal rights or obligations shall arise or be created from approval of the above recommendations until all the required documentation has been approved to the satisfaction of the General Manager of Community Services and the General Manager of Planning, Urban Design and Sustainability.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY (Vote No. 01457)

### 2. SRO Upgrade Grant to Community Builders Benevolence Foundation - 25 East Hastings Street September 6, 2016

MOVED by Councillor Jang  
SECONDED by Councillor Carr

- A. THAT Council approve a grant of \$355,000 to Community Builders Benevolence Foundation (2013) to be put towards renovations of the SRA-designated Dodson Rooms, located at 25 East Hastings Street; source of funding to be the 2016 Capital Budget for Housing (SRO grants), subject to:

- i. all required development and building permits having been issued by the City;

- ii. Community Builders Benevolence Foundation entering into and registering on title to the property a Housing Agreement, for 60 years or life of the building, whichever is greater, to:
  - (a) maximize affordability of all the rooms
  - (b) target the tenant contribution of rent to not exceed an amount of \$50 above the shelter component of income assistance (currently \$375 for a single person) for two thirds (47) of the rooms and;
  - (c) such other terms and conditions as the Director of Legal Services in consultation with the General Manager of Community Services may require.
  
- B. THAT, subject to the approval of A above and execution by Community Builders Benevolence Foundation (2013) and its mortgagee(s), if any, of the Housing Agreement contemplated by A above, the Director of Legal Services be instructed to bring forward for enactment the By-law necessary to approve the Housing Agreement.
  
- C. THAT A and B above be adopted on the following conditions:
  - i. THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at risk of the person making the expenditure or incurring the cost;
  
  - ii. THAT any approval that may be granted following the hearing of this matter by Council shall not obligate the City to enact a Housing Agreement By-law, and any costs incurred in fulfilling requirements imposed by the foregoing resolutions are at the risk of the property owner; and
  
  - iii. THAT the City and all its officials shall not in any way be limited or directed in exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY AND  
A BY THE REQUIRED MAJORITY (Vote No. 01448)  
(Councillors De Genova and Meggs absent for the vote)

**3. Grant to Catalyst Community Developments Society for Social Housing Development at 585 West 41<sup>st</sup> Avenue  
August 26, 2016**

THAT Council approve a grant of \$620,000 to Catalyst Community Developments Society for the construction of 46 units of Social Housing at 585 W 41st Avenue [Lots 1 and 2, Block 874, District Lot 526, Plan 8313; PIDs 010-165-932 and 010-165-959 respectively]; source of funding to be Development Cost Levies (DCL), to be added to the 2015-2018 Capital Plan and to the 2016 Capital Expenditure Budget for Non-market Rental Housing Grants.

FURTHER THAT the grant be subject to the following conditions:

- Financing being secured to the satisfaction of the Director of Legal Services;
- Registration of a Housing Agreement securing all 46 units as social housing for 60 years or the life of the building, whichever is greater, with at least 15 units be rented at rates affordable to households with incomes below the BC Housing Income Limits; and
- Enactment of the CD-1 By-law approved in principle for this site.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY (Vote No. 01464)

**4. 2017 Interest Rate on Property Tax Arrears  
August 3, 2016**

- A. THAT City Council set an interest rate of 6.70% for property tax arrears to be effective January 1, 2017.
- B. THAT the Director of Legal Services be instructed to bring forward a by-law regarding the 2017 interest rate on property tax arrears, for consideration by Council on or before September 30, 2016, in accordance with the provisions of Section 415 (2) of the Vancouver Charter.

ADOPTED ON CONSENT (Vote No. 01465)

**5. Waste Container Licence Program - 2017 Licence Agreement Fees and  
Amendments  
August 31, 2016**

- A. THAT Council approve a 2% inflation increase in Waste Container Licence Agreement fees.
- B. THAT Council approve housekeeping amendments to the Waste Container Licence Agreement as described in the Administrative Report dated August 31, 2016, entitled "Waste Container Licence Program - 2017 Licence Agreement Fees and Amendments".
- C. THAT the Director of Legal Services be instructed to modify all Waste Container Licence Agreements between the City and solid waste removal companies to increase fees as noted in this report and amend generally in accordance with Appendix A of the Administrative Report dated August 31, 2016, entitled "Waste Container Licence Program - 2017 Licence Agreement Fees and Amendments", to be effective January 1, 2017.

ADOPTED ON CONSENT (Vote No. 01466)

**6. Appointment of Three Non-profit Operators and Approval of General Lease Terms for the Occupation and Operation of the Social Services Centre Component of 1107 Seymour Street  
September 6, 2016**

MOVED by Councillor Stevenson  
SECONDED by Councillor Carr

- A. THAT Council approve the following non-profit organizations to occupy and operate the social service centre currently under construction and comprising 21,270 square feet (the "Centre") at 1107 Seymour Street legally described as Parcel Identifier: 029-321-808; Lot 1 Block 93 Plan EPP40740 District Lot 541 NWD Group 1 (the "Property") and to be delivered with the transfer of the property from the current owner, 092034 BC Ltd., to the City of Vancouver (the "City"):
- Positive Living Society of British Columbia ("PLBC")  
Vancouver AIDS Society ("AV")  
Association of Neighbourhood Houses of BC, dba Gordon Neighbourhood House ("GNH").
- B. THAT Council authorize the Director of Real Estate Services to negotiate and execute a lease agreement with the Positive Living Society of British Columbia (PLBC) for approximately 9,250 square feet of the Centre (the "PLBC Lease") on terms and conditions consistent with the Term Sheet attached hereto as Appendix D of the Administrative Report dated September 6, 2016, entitled "Appointment of Three Non-profit Operators and Approval of General Lease Terms for the Occupation and Operation of the Social Services Centre Component of 1107 Seymour Street", and otherwise satisfactory to the Director of Real Estate Services and the Director of Legal Services.
- C. THAT Council authorize the Director of Real Estate Services to negotiate and execute a lease agreement with AIDS Vancouver (AV) for approximately 4,783 square feet of the Centre (the "AV Lease") on terms and conditions consistent with the Term Sheet attached hereto as Appendix D of the Administrative Report dated September 6, 2016, entitled "Appointment of Three Non-profit Operators and Approval of General Lease Terms for the Occupation and Operation of the Social Services Centre Component of 1107 Seymour Street", and otherwise satisfactory to the Director of Real Estate Services and the Director of Legal Services.
- D. THAT Council authorize the Director of Real Estate Services to negotiate and execute a lease agreement with Gordon Neighbourhood House (GNH) for approximately 2,234 square feet of the Centre (the "GNH Lease") on terms and conditions consistent with the Term Sheet attached hereto as Appendix E of the Administrative Report dated September 6, 2016, entitled "Appointment of Three Non-profit Operators and Approval of General Lease Terms for the Occupation and Operation of the Social Services Centre Component of 1107 Seymour Street", and otherwise satisfactory to the Director of Real Estate Services and the Director of Legal Services.



- E. THAT Council authorize the following annual rental subsidies necessary to deliver the lease terms proposed:

Positive Living Society of British Columbia:	\$122,964.75
Vancouver AIDS Society:	\$ 63,582.75
Association of Neighbourhood Houses of BC (GNH):	\$ 80,424.00

- F. THAT no legal rights or obligations will arise or be created by Council's adoption of B, C, D or E above, unless and until all legal documentation has been executed and delivered by the respective parties.

CARRIED UNANIMOUSLY AND  
B TO E BY THE REQUIRED MAJORITY (Vote No. 01449)

### POLICY REPORTS

1. CD-1 Rezoning: 512 West King Edward Avenue  
September 6, 2016

MOVED by Councillor Carr  
SECONDED by Councillor Meggs

- A. THAT the application by Arno Matis Architecture, on behalf of S Benjamin Holdings Ltd., the registered owner, to rezone 512 West King Edward Avenue [PID 010-870-903; Lot 8, Block 680, District Lot 526, Plan 6539] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 3.00 and the building height from 10.7 m (35 ft.) to 20.7 m (68 ft.) to permit the development of a six-storey residential building with 50 secured market rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by Arno Matis Architecture, received December 18, 2015;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 512 West King Edward Avenue"; and
  - (iii) the recommendation of the Acting General Manager of Planning, Urban Design & Sustainability to approve the application, subject to conditions contained in Appendix B of the above-noted report;

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

- B. THAT, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 512 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) prior to enactment of the CD-1 By-law contemplated by this report.

- C. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 512 West King Edward Avenue";

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

- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 512 West King Edward Avenue";

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

- E. THAT A to D above be adopted on the following conditions:

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

CARRIED UNANIMOUSLY (Vote No. 01450)

**2. CD-1 Rezoning: 2894 East Broadway  
September 6, 2016**

MOVED by Councillor Meggs  
SECONDED by Councillor Jang

- A. THAT the application by Gair Williamson Architects Inc., on behalf of 1009513 B.C. Ltd., to rezone 2894 East Broadway [*Lot E, Block 2, South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 20664; PIDs: 002-907-763*] from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 1.20 to 2.69 and the building height from

10.7 m (35 ft.) to 14.8 m (48.6 ft.) to permit the development of a five-storey mixed-use building with at-grade commercial uses and 37 secured for-profit affordable rental housing units, be referred to a public hearing, together with:

- (i) plans prepared by Gair Williamson Architects Inc., received December 16, 2015;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 2894 East Broadway"; and
- (iii) the recommendation of the Acting General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B of the above-noted report;

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

- B. THAT, if after public hearing Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 2894 East Broadway", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by the above-noted report.
- C. THAT, if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B of the Sign-By-law [assigning Schedule B (C-1)], generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 2894 East Broadway", be referred to the same public hearing;

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

- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 2894 East Broadway";

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

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

CARRIED UNANIMOUSLY (Vote No. 01451)

**3. CD-1 Rezoning: 3595 Kingsway (Odd Fellows Manor)  
September 6, 2016**

MOVED by Councillor Meggs  
SECONDED by Councillor Carr

- A. THAT the application by GBL Architects, on behalf of Odd Fellows Low Rental Housing Society and Hungerford Properties, to amend CD-1 (60) By-law No. 4491 for 3595 Kingsway [*PID: 008-822-808; Lot 26, Blocks 3 and 4, District Lot 49, Plan 12672*] to permit a floor space ratio (FSR) of 3.69 and a building height of 23.0 m (75.2 ft.) to allow for a six-storey mixed-use building containing commercial retail units at grade, 44 social housing units and 117 secured for-profit affordable rental housing units, be referred to a public hearing, together with:
- (i) plans prepared by GBL Architects, received December 22, 2015;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 3595 Kingsway (Odd Fellows Manor)"; and
  - (iii) the recommendation of the Acting General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B of the above-noted report.

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

B. THAT, if after public hearing, Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 3595 Kingsway (Odd Fellows Manor)", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws for enactment, after the Housing Agreements have been agreed to and signed by the property owners and their mortgagee(s) prior to enactment of the CD-1 By-law contemplated by this report.

C. THAT, if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B of the Sign By-law [assigning Schedule B (C-2)], generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 3595 Kingsway (Odd Fellows Manor)", be referred to the same public hearing;

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

D. THAT, subject to enactment of the amending By-law, the Parking By-law be amended to include the CD-1 By-law and to provide parking regulations generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 3595 Kingsway (Odd Fellows Manor)";

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

E. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 3595 Kingsway (Odd Fellows Manor)";

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

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

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

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

CARRIED UNANIMOUSLY (Vote No. 01452)

**4. CD-1 Rezoning: 2395-2469 Kingsway  
September 6, 2016**

MOVED by Councillor Carr  
SECONDED by Councillor Jang

- A. THAT the application by Ankenman Marchand Architects, on behalf of 0960813 B.C. Ltd., to rezone
- 2395-2399 Kingsway [*Strata Lots 1 and 2, District Lot 393, Group 1, New Westminster District, Strata Plan BCS2323; PIDs: 027-135-454 and 027-135-462 respectively*],
  - 2405-2409 Kingsway [*Strata Lots 1 and 2, District Lot 393, Group 1, New Westminster District, Strata Plan BCS3251; PIDs: 027-765-156 and 027-765-164 respectively*],
  - 2415 Kingsway [*PID: 014-790-645; Amended Lot 21 (See 592536L) of Lot 9, Blocks B and 10, District Lot 393, Plan 1388*],
  - 2425 Kingsway [*PID: 014-790-670; Amended Lot 23 (See 283177L) of Lot 9, Blocks B and 10, District Lot 393, Plan 1388*], and
  - 2435 Kingsway [*PID: 011-695-838; Lot 24, except part in Reference Plan 2407, of Lot 9, Blocks B and 10, District Lot 393, Plan 1388*]

from RT-2, and

- 2443-2469 Kingsway [*Lots 25 and 26, except part in Reference Plan 2407, of Lot 9, Blocks B and 10, District Lot 393, Plan 1388; PIDs: 014-790-696 and 014-790-718 respectively*]

from C-2, all to CD-1 (Comprehensive Development) District to permit one 12-storey mixed-use building and one four-storey mixed-use building at 3.8 FSR with 122 dwelling units and retail uses at grade, be referred to a public hearing together with:

- (i) plans prepared by Ankenman Marchand Architects, received June 30, 2015;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 2395-2469 Kingsway"; and
- (iii) the recommendation of the Acting General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B of the above-noted report;

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

- B. THAT, if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B of the Sign By-law [assigning Schedule B (C-3A) generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 2395-2469 Kingsway", be referred to the same public hearing;

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

- 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 September 6, 2016, entitled "CD-1 Rezoning: 2395-2469 Kingsway";

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

- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 2395-2469 Kingsway";

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

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

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

5. **CD-1 Rezoning: 725-747 Southeast Marine Drive  
September 6, 2016**

MOVED by Councillor Deal  
SECONDED by Councillor Carr

- A. THAT the application by Serra Holdings (No. 2) Ltd., the registered owner, to amend CD-1(21) (Comprehensive Development) District for 725-747 Southeast Marine Drive [*PID 011-543-183; Lot 13 of Lot A, District Lot 327, Plan 11499*] to permit a floor space ratio (FSR) of 3.98, a building height of 63.1 m (207 ft.) to allow construction of a mixed-use development with 368 dwelling units, commercial uses, a child care facility and a neighbourhood house annex, be referred to a public hearing, together with:
- (i) plans prepared by Franci Architecture, received on November 25, 2015;
  - (ii) draft CD-1 provisions, generally as presented in Appendix A of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 725-747 Southeast Marine Drive"; and
  - (iii) the recommendation of the Acting General Manager of Planning and Development Services to approve the application, subject to the conditions contained in Appendix B of the above-noted report;

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

- B. THAT, subject to 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 September 6, 2016, entitled "CD-1 Rezoning: 725-747 Southeast Marine Drive";

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.

- C. THAT A and B 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 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 UNANIMOUSLY (Vote No. 01454)

**6. CD-1 Rezoning: 1672 West 1st Avenue  
September 6, 2016**

- A. THAT the application by Arno Matis Architecture Inc., on behalf of West First Holdings Ltd., to rezone 1672 West 1st Avenue [*PID: 014-875-659, Lot E, Block 219, District Lot 526, Plan 22463*] from IC-1 (Industrial) district to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.36 to 1.87 to permit the expansion of the second floor and mezzanine area, and convert the existing wholesale use on the ground floor to office use, be referred to a public hearing, together with:
  - (i) plans prepared by Arno Matis Architecture Inc., received December 24, 2015;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 1672 West 1st Avenue"; and
  - (iii) the recommendation of the Acting General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B of the above-noted report.

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

- B. THAT, if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B of the Sign-By-law [assigning Schedule B (IC-1)], generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 1672 West 1st Avenue", be referred to the same public hearing;

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

- C. THAT, subject to enactment of the amending By-law, the Parking By-law be amended to include the CD-1 By-law and to provide parking regulations generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 1672 West 1st Avenue";

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

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

ADOPTED ON CONSENT (Vote No. 01467)

**7. CD-1 Rezoning: 305 West 41st Avenue (Oakridge United Church)  
September 6, 2016**

- A. THAT the application by ZGF Cotter Architects Inc., on behalf of the British Columbia Conference Property Development Council of the United Church of Canada, the registered owner, to rezone 305 West 41st Avenue [*Lots 12 to 14, Block 849, District Lot 526, Plan 7240; PIDs: 010-685-553, 010-685-588 and 010-685-600 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.91 and the height from 10.7 m (35 ft.) to 20.7 m (68 ft.) to permit the development of a six-storey mixed-use building with church use at grade and a total of 49 dwelling units, be referred to a Public Hearing together with:
- (i) plans prepared by ZGF Cotter Architects Inc., received on March 17, 2016;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 305 West 41st Avenue (Oakridge United 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 Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 305 West 41st Avenue (Oakridge United Church)", for consideration at Public Hearing.

- B. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 305 West 41st Avenue (Oakridge United 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.

- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and the expenditure 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. 01468)

**8. CD-1 Rezoning: 920 East Hastings Street (Ray-Cam Co-operative Community Centre) September 6, 2016**

- A. THAT the application by Binnie Associates, on behalf of the Provincial Rental Housing Corporation ("BC Housing") and the New Chelsea Society, to rezone the Ray-Cam Co-operative Community Centre site at 920 East Hastings Street [*Lots 1 to 6, Block 65, District Lot 181, Plan 196; PIDs: 015-579-042, 015-579-077, 015-579-085, 015-579-093, 015-579-107 and 015-579-123, respectively*] from M-1 (Industrial) District and the northern portion of 400 Campbell Avenue [*PID: 008-962-057; Lot 3, Block 120, District Lots 181 and 2037, Plan 12081*] from CD-1 (Comprehensive Development) District (33) By-law No. 4143, both to a new CD-1 (Comprehensive Development) District, to provide zoning regulation for the existing uses and development on the Ray-Cam Co-operative Community Centre site, enabling subdivision of that site from the Stamps Place Housing development site, be referred to a Public Hearing, together with:

- (i) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 920 East Hastings Street (Ray-Cam Co-operative Community Centre)"; and
- (ii) the recommendation of the Acting General Manager of Planning , Urban Design and Sustainability to approve, subject to conditions contained in Appendix B of the above-noted report.

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

- B. 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 [assigned Schedule "B" (C-2)], generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 920 East Hastings Street (Ray-Cam Co-operative Community Centre)", be referred to the same Public Hearing;

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

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 920 East Hastings Street (Ray-Cam Co-operative Community Centre)";

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.

- D. THAT, subject to referral of the rezoning application to Public Hearing, a consequential plan amendment to CD-1 District (33) By-law No. 4143 to remove the northern portion that is to be consolidated with the Ray-Cam Co-operative Community Centre site, generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 920 East Hastings Street (Ray-Cam Co-operative Community Centre)", also be referred to the same Public Hearing;

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

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

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

ADOPTED ON CONSENT (Vote No. 01463)

**9. CD-1 Rezoning:1550 Alberni Street  
September 6, 2016**

At 12:00 pm, Councillor De Genova declared conflict of interest with regard to the above-noted matter, as she has a family member who is engaged in another project with the developer. She left the meeting and did not return until Council reconvened in the afternoon.

MOVED by Councillor Meggs  
SECONDED by Councillor Stevenson

- A. THAT the application by Merrick Architecture in conjunction with Kengo Kuma and Associates, on behalf of 1550 Alberni Property Inc., to rezone 1550 Alberni Street [*Lots A to E of Lots 11 to 13, Block 43, District Lot 185, Plan 1354; PIDs 014-829-410, 014-829-428, 014-829-444, 014-829-461 and 014-829-487 respectively*] from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 6.00 to 14.15 to allow for the construction of a 43-storey mixed-use building, comprised of market residential with commercial uses at grade, be referred to a Public Hearing, together with:
  - (i) plans prepared by Merrick Architecture in conjunction with Kengo Kuma and Associates, received May 3, 2016;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 1550 Alberni Street"; and
  - (iii) the recommendation of the Acting General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B of the above-noted report;

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

- B. THAT, 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 [assigned Schedule "B" (DD)], generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 1550 Alberni Street", be referred to the same Public Hearing;

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

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 1550 Alberni Street";

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

- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 1550 Alberni Street";

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

- E. THAT, if the application is referred to Public Hearing, that prior to Public Hearing, the registered property owner shall submit confirmation, in the form of "Letter A", that an agreement has been reached with the registered owner of the proposed donor sites for the purchase of heritage and amenity bonus density as set out in Appendix B of the Policy Report dated September 6, 2016, entitled "CD-1 Rezoning: 1550 Alberni Street".

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

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

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

CARRIED UNANIMOUSLY (Vote No. 01455)  
(Councillor De Genova absent for the vote due to conflict of interest)

\* \* \* \* \*

*Council recessed at 12:06 pm and reconvened at 2:08 pm. At this time Councillor De Genova returned to the meeting.*

\* \* \* \* \*

#### BY-LAWS

Mayor Robertson noted that By-laws 18 and 19 have been withdrawn from the agenda and will be brought forward at a future Council meeting.

Councillors Affleck and Stevenson advised they had reviewed the proceedings of the Public Hearing related to By-law 5, and would therefore be voting on the enactment.

Councillor Jang advised he had reviewed the proceedings of the Public Hearing related to By-law 21, and would therefore be voting on the enactment.

Councillor Reimer advised she had reviewed the proceedings of the Public Hearing related to By-law 22, and would therefore be voting on the enactment.

MOVED by Councillor Deal  
SECONDED by Councillor Jang

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 17 and 20 to 24 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Noise Control By-law No. 6555 (1575-1577 West Georgia Street and 620 Cardero Street) (By-law No. 11604)
2. A By-law to amend Sign By-law No. 6510 (1575-1577 West Georgia Street and 620 Cardero Street) (By-law No. 11605)  
*(Mayor Robertson and Councillor De Genova ineligible for the vote)*
3. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking Requirements (3090 East 54th Avenue) (By-law No. 11606)

4. A By-law to amend Noise Control By-law No. 6555 (468 West 33rd Avenue, and 4956 and 4958 Cambie Street) (By-law No. 11607)
5. A By-law to amend Sign By-law No. 6510 (468 West 33rd Avenue, and 4956 and 4958 Cambie Street) (By-law No. 11608)
6. A By-law to amend Subdivision By-law No. 5208 (468 West 33rd Avenue, and 4956 and 4958 Cambie Street) (By-law No. 11609)
7. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (6729-6769 Cambie Street) (By-law No. 11610)
8. A By-law to amend Subdivision By-law No. 5208 (6729-6769 Cambie Street) (By-law No. 11611)
9. A By-law to amend Zoning and Development By-law No. 3575 Regarding setbacks in East Fraser Lands (By-law No. 11612)
10. A By-law to amend East Fraser Lands Non-High Street By-law No. 9733 (By-law No. 11613)
11. A By-law to amend East Fraser Lands Area 2 North By-law No. 10194 (By-law No. 11614)
12. A By-law to amend East Fraser Lands Area 2 South By-law No. 10195 (By-law No. 11615)
13. A By-law to amend East Fraser Lands Park Precinct By-law No. 10942 (By-law No. 11616)
14. A By-law to amend East Fraser Lands Town Square Precinct By-law No. 10941 and repeal East Fraser Lands High-Street By-law No. 9732 (By-law No. 11617)
15. A By-law to amend East Fraser Lands Waterfront Precinct By-law No. 10943 (Affordable Housing and Housekeeping) (By-law No. 11618)
16. A By-law to provide for the imposition of interest on delinquent property taxes for 2017 (By-law No. 11619)
17. A By-law to amend By-law 11483 regarding deferred remuneration and housekeeping (By-law No. 11620)
18. A By-law to amend License By-law No. 4450 regarding 2017 fee increases - WITHDRAWN
19. A By-law to amend Vehicles for Hire By-law No. 6066 regarding 2017 fees - WITHDRAWN
20. A By-law to enact a Housing Agreement for 1335 Howe Street (By-law No. 11621)



21. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (3063-3091 West Broadway) (By-law No. 11622)
22. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (5848-5678 Victoria Drive) (By-law No. 11623)  
*(Councillors De Genova and Meggs ineligible for the vote)*
23. A By-law to amend Subdivision By-law No. 5208 regarding 2016 fee increases and housekeeping (By-law No. 11624)
24. A By-law to enact a Housing Agreement for 1184 Comox Street (By-law No. 11625)

## MOTIONS

### A. Administrative Motions

#### 1. Approval of Form of Development - 6915 Cambie Street

MOVED by Councillor Jang  
SECONDED by Councillor Reimer

THAT the form of development for this portion of the site known as 6929-6969 Cambie Street (6915 Cambie St. being the application address) be approved generally as illustrated in the Development Application Number DE419768, prepared by Ramsay Worden Architects, and stamped "Received, Community Services Group, Planning and Development Services", on May 9, 2016, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

### B. Motions on Notice

\* \* \* \* \*

*Council consented to consider Motion on Notice B.3 as the next item of business.  
For ease of reference the minutes are recorded in numerical order.*

\* \* \* \* \*

#### 1. Request for a Provincial Review of the Homeowner Grant Program - WITHDRAWN

## 2. Leave of Absence Requests

MOVED by Councillor Carr

SECONDED by Councillor De Genova

- A. THAT Councillor Ball be granted Leave of Absence for Civic Business from all meetings to be held on October 18 and 19, 2016.
- B. THAT Councillor Affleck be granted Leave of Absence for Personal Reasons for all meetings to be held the week of October 17 to 21, 2016.

CARRIED UNANIMOUSLY (Vote No. 01458)

## 3. Standing up for Vancouver's Neighbourhood Schools

Councillor Reimer noted that all speakers registered for Motion B.3 "Standing up for Vancouver's Neighbourhood Schools" have withdrawn and therefore Council is able to vote on this item of business today rather than referring it to the Standing Committee on City Finance and Services meeting tomorrow.

RECONSIDERATION MOVED BY Councillor Reimer

SECONDED by Councillor Deal

THAT the vote to refer Motion on Notice B.3 "Standing up for Vancouver's Neighbourhood Schools" to the Standing Committee on City Finance and Services meeting on September 21, 2016, be reconsidered.

CARRIED UNANIMOUSLY (Vote No. 01460)

MOVED by Councillor Reimer

SECONDED by Mayor Robertson

WHEREAS

1. The Vancouver School Board (VSB) is considering closing 12 schools, displacing 3,265 students of which 97% are on Vancouver's east side;
2. Neighbourhood schools provide critical community space in non-school hours for services such as childcare and recreation and are essential to City policies including Healthy City, Engaged City, City of Reconciliation and Transportation 2040;
3. The impetus for the proposed school closures is a provincial "capacity requirement" that Vancouver schools must have a 95% capacity on instructional spaces or badly needed, life-saving seismic upgrades won't be funded;
4. The capacity requirement is not based on any generally accepted principle of an appropriate educational size for a school but rather financial needs created by chronic provincial underfunding of public education;

5. The capacity requirement is not large enough to allow any flexibility for school enrollment changes, even those these can vary widely year to year due to the provincial "cross-boundary" policy;
6. The capacity requirement does not allow the VSB to consider vulnerable learners, such as inner city and Aboriginal children and youth, separately even though research shows that a strong connection to place, and the people in that place, is a key factor in supporting success for these students.

THEREFORE BE IT RESOLVED THAT the City write to the Provincial Minister of Education, with a copy to the Chair of the Vancouver School Board, to request that the Provincial capacity requirements be amended to:

- Allow for a lower capacity requirement where mitigating factors exist, such as significant enrollment fluctuation;
- Decouple the requirement for school boards to close schools in order to get funding for life-saving seismic upgrades;
- Support right-sizing of neighbourhood schools where there is a clear, consistent trend of lower enrollment; and
- Change the formula for calculating capacity to reflect that place-based learning is critical for the success of inner city and Aboriginal learners.

CARRIED UNANIMOUSLY (Vote No. 01456)

#### NEW BUSINESS

##### 1. Leave of Absence Request - Councillor Louie

MOVED by Councillor Jang  
SECONDED by Councillor Louie

THAT Councillor Louie be granted Leave of Absence for personal reasons from all meetings to be held on September 20 and 21, 2016.

CARRIED UNANIMOUSLY (Vote No. 01459)

#### ENQUIRIES AND OTHER MATTERS

##### 1. Appeal to Board of Variance

Councillor Meggs requested information on the appeal made in regard to 884 East Georgia Street. The City Manager responded, noting that a memo will be circulated to Council.

##### 2. Installation of Underground Power Poles on Point Grey Road

Councillor De Genova requested a memo on the cost to the residents of Point Grey Road for the installation of underground power poles. The City Manager noted that the City is not involved in this matter and will reiterate this in a memo.

**3. Marijuana Dispensary Closure Update for Vancouver School Board**

Councillor Carr requested that the Vancouver School Board receive an update on the marijuana dispensary closures near schools. Mayor Robertson noted that he will follow up with staff and ensure a response is provided.

**4. Port of Vancouver and Crab Park**

Councillor Carr requested an update on the planned expansion of the Port of Vancouver's Centerm Terminal and its impacts on Crab Park. The City Manager noted that the Port is currently going through their consultation process and that he will provide Council with a memo in regard to the City's involvement.

**5. Condolences**

Councillor Reimer extended her condolences to the family of Musqueam Chief Sparrow, whose mother passed away over the weekend.

**6. Procedural Requirement for Declaring Conflict of Interest**

Mayor Robertson enquired as to when would be the best time to declare a conflict of interest to ensure the most efficient use of staff time. The City Manager will provide Council with a memo.

**ADJOURNMENT**

MOVED by Councillor Deal  
SECONDED by Councillor Carr

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 3:04 pm.

\* \* \* \* \*