



REGULAR COUNCIL MEETING MINUTES

JUNE 13, 2017

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 13, 2017, at 9:30 am, in the Council Chamber, Third Floor, City Hall.

PRESENT: Mayor Gregor Robertson
Councillor George Affleck
Councillor Elizabeth Ball
Councillor Adriane Carr
Councillor Melissa De Genova*
Councillor 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
Nicole Ludwig, Meeting Coordinator

* Denotes absence for a portion of the meeting

WELCOME

Mayor Robertson acknowledged we are on the unceded traditional territory of the Musqueam, Squamish, and Tsleil-Waututh First Nations.

* * * * *

VARY AGENDA

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the order of the agenda be varied to consider Unfinished Business item 2 starting at 2 pm.

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

* * * * *

IN CAMERA MEETING

MOVED by Councillor Deal
SECONDED by Councillor Jang

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

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

(k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY
(Councillor De Genova absent for the vote)

ADOPTION OF MINUTES

1. Regular Council - May 30, 2017

MOVED by Councillor Jang
SECONDED by Councillor Deal

THAT the Minutes of the Regular Council meeting of May 30, 2017, be approved.

CARRIED UNANIMOUSLY
(Councillor De Genova absent for the vote)

2. Regular Council (Policy and Strategic Priorities) - May 30, 2017

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of May 30, 2017, be approved.

CARRIED UNANIMOUSLY
(Councillor De Genova absent for the vote)

3. Public Hearing - May 23, 25, 26, and 29, 2017

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Public Hearing of May 23, 25, 26, and 29, 2017, be approved.

CARRIED UNANIMOUSLY
(Councillor De Genova absent for the vote)

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Deal
SECONDED by Councillor Jang

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

CARRIED UNANIMOUSLY
(Councillor De Genova absent for the vote)

REPORT REFERENCE

**1. Vancouver Commemorates Canada 150+ Grant Allocations
June 1, 2017**

Marg Specht, Director of Special Projects, provided a presentation on preparations for the Canada 150+ celebrations, outlined grant requests for Council's consideration, and responded to questions.

MOVED by Councillor Reimer
SECONDED by Councillor Deal

- A. THAT Council approve two Canada 150+ Grants totaling \$40,000 as outlined in the Administrative Report dated June 1, 2017, entitled "Vancouver Commemorates Canada 150+ Grant Allocations"; the source of funds is the Cultural Tourism Reserve Fund (CTRF).
- B. THAT the grants be subject to each grant recipient agreeing to the terms and conditions as generally outlined in the Administrative Report dated June 1, 2017, entitled "Vancouver Commemorates Canada 150+ Grant Allocations" and on grant agreement terms satisfactory to the Director of Special Projects and the City Solicitor.

- C. THAT no legal rights or obligations are created by the approval of A and B above unless and until grant agreement letters are executed and delivered by the grant recipients: International Dragon Boat Festival Society and the Pulling Together Canoe Society.

CARRIED UNANIMOUSLY AND
A BY THE REQUIRED MAJORITY (Vote No. 01990)
(Councillor De Genova absent for the vote)

UNFINISHED BUSINESS

1. TEXT AMENDMENT: 1101 West Waterfront Road (1199 West Cordova Street)

On Tuesday, May 16, 2017, Vancouver City Council heard from speakers at a Public Hearing regarding an application for a text amendment for 1101 West Waterfront Road (1199 West Cordova Street) and, following the close of the receipt of public comments, referred discussion and decision to the Regular Council meeting on June 13, 2017, as Unfinished Business.

In addition to the documents distributed with the Public Hearing agenda, Council also had before it a memorandum from the Acting Assistant Director of Planning - Vancouver-Downtown, which provided information about this matter requested by Council at the Public hearing, and set out an additional condition of approval for Council's consideration, as follows:

THAT the following condition of approval be added after condition (b)3 and the remaining conditions be renumbered:

4. Design development to ensure adequate sight lines and safe pedestrian movement between the Grand Staircase and the seawall.

Note to Applicant: This may require a reduction to the extent of the building wall along the Grand Staircase.

Note: changes to the recommendation are noted in bold italics below.

MOVED by Councillor Deal
SECONDED by Councillor Louie

- A. THAT the application by CitySpaces Consulting Ltd., on behalf of the City of Vancouver (Vancouver Board of Parks and Recreation), to amend the text of Comprehensive Development (CD-1) District (363) By-law No. 7679 for 1101 West Waterfront Road (formerly 1199 West Cordova Street) [*PID 023-686-952; Lot 21, Except Part In Plan BCP1695, of the Public Harbour of Burrard Inlet Plan LMP29892*], to increase the maximum floor area in Sub-area 3 for Retail and Service use (restaurant) from 600 sq. m (6,458 sq. ft.) to 975 sq. m (10,495 sq. ft.), generally as presented in Appendix A of the Policy Report dated March 28, 2017 entitled "CD-1 Text Amendment: 1101 West Waterfront Road (1199 West Cordova Street)", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- a) That the proposed form of development be approved by Council in principle, generally as prepared by CitySpaces Consulting Ltd., on behalf of the City of Vancouver (Vancouver Board of Parks and Recreation) as the applicant, and stamped "Received Planning & Development Services (Rezoning Centre) December 8, 2016", provided that the Director of Planning 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 Director of Planning, who shall have particular regard to the following:

Urban Design

1. Provision of minimum 201 sq. m (2,163 sq. ft.) of covered patio space, to be included in the maximum floor area calculation.
2. Provision to fully integrate and screen all rooftop equipment and vents within the green roof.
3. Provision to minimize impact and to improve public realm interface, such as interface with the Grand Staircase, as well as the interface with the service tunnel.
4. *Design development to ensure adequate sight lines and safe pedestrian movement between the Grand Staircase and the seawall.*
Note to Applicant: This may require a reduction to the extent of the building wall along the Grand Staircase.
5. Provision to minimize noise impacts on neighbouring residential properties.
6. Provision to minimize impact on opportunities for public viewing of the water from Jack Poole Plaza.
7. Provision of safe, secure, and accessible site circulation.
8. Provision of a Flood Construction Level (FCL) of minimum 4.6 m (15.09 ft.) for the ground-floor level of the proposed development, in accordance with Section 4.0 - Flood Construction Levels (FCLs) of "Flood Plain Standards and Requirements" Guidelines by the City of Vancouver.

Note to Applicant: The site is located in a designated flood plain.

Engineering

9. Arrangements shall be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for modification to SRW BX400792 (as shown on Plan BCP15265) to exclude the proposed building area (or proposed lease site area) prior to occupancy.
10. Provision of a detailed Landscape Plan, sections and perspective drawings that clearly illustrate the relationship between the building including the associated landscape and the:
 - (i) Seawall cycle path;
 - (ii) Pedestrian/cycling/service tunnel; and
 - (iii) Grand Staircase.

Note to applicant: Include drawings of the planters and plant materials proposed adjacent the bike path and illustrate that adequate sightlines are provided for pedestrian and bicycle movements between cyclists on the Seaside Greenway (Seawall) and pedestrians exiting the Grand Stairs and the service tunnel.

11. Provision of automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
12. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Provision of an improved plan showing the maneuvering aisle with dimensioned and numbered parking and loading spaces being provided for this development.
 - (ii) Provision of 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. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces. 3.8 m of vertical clearance is required for Class B loading spaces and maneuvering.

- (iii) Provision of an improved plan showing the loading access route from the loading space to the restaurant.

Note to Applicant: The route must be 'stairs free' and not require the use of the Seawall or other public walking spaces.

- (iv) 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.

Sustainability

13. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold, as required by the Green Buildings Policy for Rezonings, including a minimum of 63 points in the LEED® rating system, including at least 22% reduction in energy cost as compared to ASHRAE 90.1 2010, one water efficiency point, and one stormwater point.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

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, Urban Design and Sustainability, the General Manager of Community Services, the General Manager of Engineering Services, and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Environmental Contamination

1. If applicable:
 - (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services 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 Services 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 Services, 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, issued by the Ministry of Environment, have been provided to the City.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registered charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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

CARRIED (Vote No. 01991)
(Councillors Affleck, Ball, and Reimer opposed)
(Councillor De Genova absent for the vote)

ADMINISTRATIVE REPORTS

1. **2016 Annual Report on Community Amenity Contributions and Density Bonusing
May 30, 2017**

The Administrative Report dated May 30, 2017, entitled "2016 Annual Report on Community Amenity Contributions and Density Bonusing" was received for information.

2. **2016 Annual Report on Development Cost Levies
May 23, 2017**

The Administrative Report dated May 23, 2017, entitled "2016 Annual Report Development Cost Levies" was received for information.

POLICY REPORTS

1. **CD-1 Rezoning: 4138 Cambie Street
May 30, 2017**

A. THAT the application by Pennyfarthing Hillcrest Developments Ltd. on behalf of Yuk Ying Ng, the registered owner, to rezone 4138 Cambie Street [*PID 010-949-020; Lot 2, Block 681, District Lot 526, Plan 6212*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.31 and the height from 10.7 (35 ft.) to 20.5 m (67 ft.) to permit the development of a six-storey residential development, containing a total of 22 dwelling units, be referred to a Public Hearing together with:

- (i) plans prepared by Raymond Letkeman Architects Inc., received September 28, 2016;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 30, 2017, entitled "CD-1 Rezoning: 4138 Cambie Street"; and
- (iii) the recommendation of the 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, 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 May 30, 2017, entitled "CD-1 Rezoning: 4138 Cambie 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.

- 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 May 30, 2017, entitled "CD-1 Rezoning: 4138 Cambie Street";

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

- 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 the sole risk of the person making the expenditures or incurring the costs;
- (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. 02002)

2. **CD-1 Rezoning: 870 East 8th Avenue (Red Door Housing Society)
May 30, 2017**

- A. THAT the application by the Red Door Housing Society to rezone 870 East 8th Avenue [*PID: 002-549-140; Lot G, Block 117, District Lot 264A, Plan 20632*] from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 1.45 to 2.80 and the maximum building height from 10.7 m (35.1 ft.) to 21.3 m (69.9 ft.) to permit a seven-storey building with 51 social housing units, be referred to a public hearing together with:

- (i) plans prepared by dys architecture, received March 22, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated May 30, 2017, entitled "CD-1 Rezoning: 870 East 8th Avenue (Red Door Housing Society)"; and
- (iii) the recommendation of the 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 May 30, 2017, entitled "CD-1 Rezoning: 870 East 8th Avenue (Red Door Housing Society)", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the property owner and their mortgagee(s) and 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 May 30, 2017, entitled "CD-1 Rezoning: 870 East 8th Avenue (Red Door Housing Society)";

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

ADOPTED ON CONSENT (Vote No. 02003)

3. Enabling Innovative Development with Social Housing - Amendments to the Downtown-Eastside/Oppenheimer Official Development Plan (DEOD ODP) May 30, 2017

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Downtown-Eastside/Oppenheimer Official Development Plan (DEOD ODP), generally to:
- (i) Include a definition for local economic development use;
 - (ii) In sub-area 1 (Main and Hastings), enable the development of other priority uses in combination with social and secured market rental housing within the current overall maximum density;
 - (iii) In sub-areas 1, 2, 3, and 4, allow existing priority uses to expand to a maximum of 1.5 FSR; and

- (iv) In sub-areas 1, 2, 3 and 4, introduce a relaxation by the Director of Planning to the current maximum site width (i.e. site frontage) on the condition that 100% of housing units are social housing;

FURTHER THAT the application be referred to a public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A of the Policy Report dated May 30, 2017, entitled "Enabling Innovative Development with Social Housing - Amendments to the Downtown-Eastside/Oppenheimer Official Development Plan (DEOD ODP)", for consideration at public hearing.

B. THAT A above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for 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.

ADOPTED ON CONSENT (Vote No. 02004)

BY-LAWS

Councillor Ball advised she had reviewed the proceedings with regard to by-law 7 and would be voting on the enactment.

Councillor Reimer advised she had reviewed the proceedings with regard to by-laws 8 to 12, and would 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 12 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
AND BY-LAW 12 BY THE REQUIRED MAJORITY
(Councillor De Genova absent for the vote)

1. A By-law to amend Subdivision By-law No. 5208 (106-116 East 35th Avenue) (By-law No. 11809)
2. A By-law to amend Noise Control By-law No. 6555 (585 West 41st Avenue (5688 Ash Street)) (By-law No. 11810)
3. A By-law to A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking Requirements (585 West 41st Avenue (5688 Ash Street)) (By-law No. 11811)
4. A By-law to amend Sign By-law No. 6510 ((585 West 41st Avenue (5688 Ash Street)) (By-law No. 11812)
5. A By-law to amend Subdivision By-law No. 5208 (585 West 41st Avenue (5688 Ash Street)) (By-law No. 11813)
6. A By-law to amend Noise Control By-law No. 6555 (4066 Macdonald Street and 2785 Alamein Avenue) (By-law No. 11814)
7. A By-law to designate certain real property as protected heritage property (1819 West 15th Avenue - The Hatch House) (By-law No. 11815)
8. A By-law to designate certain real property as protected heritage property (2840 Yukon Street - The Annie Campbell Residence) (By-law No. 11816)
9. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (2840 Yukon Street - the Annie Campbell Residence) (By-law No. 11817)
10. A By-law to designate certain real property as protected heritage property (2850 Yukon Street - The Howard and Idella Campbell Residence) (By-law No. 11818)
11. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (2850 Yukon Street - the Howard and Idella Campbell Residence) (By-law No. 11819)
12. A By-law to amend Street and Traffic By-law No. 2859 regarding the authority of the City Engineer (By-law No. 11820)

MOTIONS

A. Administrative Motions

1. Approval of Form of Development - 5688 Ash Street

MOVED by Councillor Louie

SECONDED by Councillor Reimer

THAT the form of development for this site known as 5688 Ash Street (5688 Ash Street being the application address) be approved generally as illustrated in the Development Application Number DE419928, prepared by Frankl Architecture, and stamped "Received, Community Services Group, Development Services", on October 26, 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 - 3183 Pierview Crescent

MOVED by Councillor Louie
SECONDED by Councillor Reimer

THAT the form of development for this portion of the site known as East Fraser Lands Area 2 North (3183 Pierview Crescent being the application address) be approved generally as illustrated in the Development Application Number DP-2016-00243, prepared by Lamont Gouws, and stamped "Received, Community Services Group, Development Services", on May 24, 2017, 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)

3. Approval of Form of Development - 3245 Pierview Crescent

MOVED by Councillor Louie
SECONDED by Councillor Reimer

THAT the form of development for this portion of the site known as East Fraser Lands Area 2 North (3245 Pierview Crescent being the application address) be approved generally as illustrated in the Development Application Number DP-2016-00245, prepared by Lamont Gouws, and stamped "Received, Community Services Group, Development Services", on May 24, 2017, 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)

4. Approval of Form of Development - 4188 Yew Street (formerly Known as 4255 Arbutus Street)

MOVED by Councillor Louie
SECONDED by Councillor Reimer

THAT the form of development for this portion of the site known as "Arbutus Block A" (4188 Yew Street being the development permit application address) be approved generally as illustrated in the Development Application Number DE418990, prepared by Dialog Canada, and stamped "Received, Community Services Group, Development

Services", on May 18, 2017, 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)

5. Approval of Form of Development - 375 West 59th Avenue

MOVED by Councillor Louie
SECONDED by Councillor Reimer

THAT the form of development for this site known as 375 West 59th Avenue be approved generally as illustrated in the Development Application Number DE420214, prepared by Ramsay Worden Architects, and stamped "Received, Community Services Group, Development Services", on May 23, 2017, 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)

6. Approval of Form of Development - 4956 Cambie Street (formerly 468 West 33rd Avenue and 4956-4958 Cambie Street)

MOVED by Councillor Louie
SECONDED by Councillor Reimer

THAT the form of development for this site known as 4956 Cambie Street (formerly 468 West 33rd Avenue and 4956-4958 Cambie Street) be approved generally as illustrated in the Development Application Number DP-2016-00045, prepared by GBL Architects, and stamped "Received, Community Services Group, Development Services", on January 16, 2017, 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. Supporting Small Businesses in Vancouver Through Provincial Tax Reform

MOVED by Acting Mayor Louie

SECONDED by Deputy Mayor Meggs

WHEREAS

1. Property assessments on both residential and commercial properties have soared for successive years, posing significant affordability challenges to some residents and businesses;
2. Business tenants on triple-net leases have limited ability to absorb extraordinary increases in rent and to assume all the property taxes passed on to them by their landlords based on highest and best use of the property;
3. The City of Vancouver has engaged with the Province of BC, BC Assessment Authority and key stakeholders in assessing viable options to address the impact of soaring property assessments on small business tenants;
4. The City of Vancouver has implemented targeted three-year land assessment averaging program to alleviate some property tax impact arising from these significant assessment increases, but will not be able to transition to five-year land assessment averaging before 2019 due to a legislative restriction in the Vancouver Charter.

THEREFORE BE IT RESOLVED THAT Vancouver City Council call on the Province of BC to enable the City to transition from three-year to five-year land assessment averaging in 2018 through an exemption to the legislative requirement or legislative amendments as appropriate; and

BE IT FURTHER RESOLVED THAT City staff report back on the outcome of their work with the Province of BC, BC Assessment Authority and key stakeholders, with associated policy recommendations that specifically address the impact of triple net leases on property tax payments for small business tenants.

referred

Mayor Robertson noted a request to speak to the motion had been received.

MOVED by Councillor Carr

SECONDED by Councillor Jang

THAT the motion "Supporting Small Businesses in Vancouver Through Provincial Tax Reform" be referred to the Standing Committee on City Finance and Services meeting on June 14, 2017, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 02005)
(Councillor De Genova absent for the vote)

2. Vancouver Poverty Reduction Plan

MOVED by Councillor Reimer
SECONDED by Councillor Jang

WHEREAS

1. Income inequality is growing across Canada and is leaving far too many people with the stress of managing stagnant incomes and ever growing housing, childcare, transportation and household costs;
2. BC is the only province without a poverty reduction strategy and inequality in BC is the highest in Canada. As the largest city in BC, Vancouver experiences higher than average rates of poverty at approximately 21%;
3. Having a job does not protect you from poverty. Approximately half of the people living in poverty in Vancouver are working but do not make high enough wages to make ends meet;
4. Poverty disproportionately affects women, people of colour, aboriginal people, people dealing with disabilities and those with chronic illnesses - including mental illness - meaning that in order to be effective, a poverty reduction plan must also deal with structural inequity and inequality;
5. In October 2014, City Council adopted a poverty reduction target and in 2015 committed to develop a poverty reduction plan as part of the Healthy City Action Plan (2015-2018). However at that time neither the federal nor provincial governments were committed to poverty reduction strategies;
6. Municipalities lack direct control over key drivers of poverty such as minimum wage, social assistance rates and protections for renters. The recent governing agreement from the provincial NDP and Green Party supports positive action on these policies;
7. The federal government has committed to developing a national Poverty Reduction Strategy and launched consultations in February 2017, which the City of Vancouver is making a submission to.

THEREFORE BE IT RESOLVED THAT staff report back to Council with an update on the Vancouver Poverty Reduction Plan including opportunities for expanded action as a result of new provincial and federal commitments.

CARRIED UNANIMOUSLY (Vote No. 01992)

3. Acknowledgement of First Nations' Role in Saving Lives during the Great Fire of 1886

MOVED by Councillor Reimer
SECONDED by Mayor Robertson

WHEREAS

1. On June 13, 1886 a large fire destroyed most buildings in the newly-incorporated City of Vancouver leaving only three of the estimated 1,000 existent buildings;
2. The total number of lives lost is unknown, but over two dozen fatalities are estimated. Only two of the bodies recovered were identifiable, the rest described as "all burned to a crisp and barely recognizable as human remains";
3. The fire burned quickly, razing the city in less than 30 minutes. To survive, people rushed to Burrard Inlet where they crowded onto docked boats or they jumped into the water;
4. Many more people would have perished in the water if not for local First Nations families. Despite being forcibly removed from their homelands and crowded onto a small reserve across the Burrard inlet in Ustlawn, families—at their own peril—chose to bring their own canoes and boats across the inlet to rescue Vancouverites. They subsequently offered food and shelter until Vancouver was rebuilt;
5. The life-sustaining role these First Nations families played was not acknowledged at the time, nor is it well-referenced in historical accounts of the Great Fire of 1886.

THEREFORE BE IT RESOLVED THAT the City of Vancouver publicly thank the First Nations families who saved Vancouverites' lives in the Great Fire of 1886 and properly commemorate them;

BE IT FURTHER RESOLVED THAT staff ensure that these First Nations families are appropriately recognized in City records and archives related to the Great Fire of 1886.

referred

Mayor Robertson noted a request to speak to the motion had been received.

MOVED by Councillor Ball
SECONDED by Councillor De Genova

THAT the motion "Acknowledgement of First Nations' Role in Saving Lives During the Great Fire of 1886" be referred to the Standing Committee on City Finance and Services meeting on June 14, 2017, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 02007)

* * * * *

*MOVED by Councillor Louie
SECONDED by Councillor Deal*

THAT Notice of Motion, New Business, and Enquiries and Other Matters be dealt with following the completion of Unfinished Business item 2.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

Council recessed at 10:55 am and reconvened at 2:05 pm

* * * * *

UNFINISHED BUSINESS

2. REZONING: 105 Keefer Street and 544 Columbia Street

On May 23, 25, 26, and 29, 2017, Vancouver City Council heard from speakers at a Public Hearing on the above-noted application and, following the close of the receipt of public comments, referred discussion and decision to the Regular Council meeting on June 13, 2017, as Unfinished Business.

Councillors Ball, De Genova, Deal, Reimer, Stevenson, and Mayor Robertson all advised they had reviewed the proceedings of the parts of the Public Hearing they had missed and would therefore be participating in discussion and decision on the application.

Staff from Planning, Urban Design and Sustainability, noted there had been minor corrections to question number 26 in the document distributed on June 12, 2017, entitled "Rezoning Application at 105 Keefer Street and 544 Columbia Street Staff Responses to Council Questions at Public Hearing (Part 2)".

*MOVED by Councillor Jang
SECONDED by Councillor Louie*

- A. THAT the application by Merrick Architecture, on behalf of Beedie (Keefer Street) Holdings Ltd., to rezone 105 Keefer Street [*PID: 010-650-377, Lot 1, Block A, District Lots 196 and 2037, Plan 7362*] and 544 Columbia Street [*PID: 010-650-407, Lot 2, Block A, District Lots 196 and 2037, Plan 7362*] from HA-1A (Chinatown Historic Area) District to a CD-1 (Comprehensive Development) District, to increase the height from 27.4 m (90 ft.) to 36.0 m (118 ft.) to permit development of a 12-storey mixed-use building with commercial uses at the ground floor, 25 social housing units (targeted to seniors) on the second floor and 106 strata residential units on levels 3 to 12, generally as presented in Appendix A of the Policy Report dated April 18, 2017 entitled "CD-1 Rezoning: 105 Keefer Street and 544 Columbia Street", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Merrick Architecture, and stamped "Received Planning and Development Services December 12, 2016", provided that General Manager of Planning, Urban Design and Sustainability 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 Director of Planning, who shall have particular regard to the following:

Urban Design

1. Design development to achieve a stronger compatibility with the existing neighbouring public spaces and institutions by increasing the setbacks for the western portion of the building mass on levels 8 and 9 to:
 - (i) a minimum 4.9 m (16 ft.) from the south property line for level 8;
 - (ii) a minimum 7.3 m (24 ft.) from the south property line for level 9; and
 - (iii) a minimum 6.1 m (20 ft.) from the west property line for levels 8 and 9.
2. Design development to increase the ceiling height of the ground-floor Commercial Retail Units to a minimum of 4.9 m (16 ft.) clear. An increase to the overall building height may be increased by 0.6 m (2 ft.) from 35.1 m (115 ft.) to 35.7 m (117 ft.) to satisfy this condition.
3. Design development to increase the ceiling height of the seniors housing component located on the second floor, to a minimum of 2.7 m (9 ft.) clear. An increase to the overall building height may be further increased by up to 0.3 m (1 ft.) up to a maximum building height of 36.0 m (118 ft.) to satisfy this condition.
4. Design development to further accentuate the sawtooth profile of the Keefer Street masonry component by increasing the setback of the living space of Suite 2 on Level 9 to 3.7 m (12 ft.).
5. Design development to visually strengthen the street-facing masonry building components through the use of parapets or cornice features for a more formal finish to their top edges.
6. Provision of retractable awnings as the primary weather protection over the proposed storefronts facing Keefer and Columbia streets, with a minimum depth of 2.4 m (8 ft.) when in full extension.

Note to Applicant: Provide a notated, large-scaled detail drawing of the proposed awning system.

7. Design development to include a comprehensive lighting plan for the lane elevation at the ground level to facilitate activation of the lanes for pedestrians.
8. Design development to demonstrate that the building complies with the *High-Density Housing for Families with Children Guidelines*, and include a common amenity room with kitchenette and an accessible washroom adjacent to this amenity room.

Crime Prevention Through Environmental Design (CPTED)

9. 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.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

Sustainability

10. Confirmation that the application is on track to meeting the *Green Buildings Policy for Rezoning* including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The design strategy, along with the LEED checklist must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration from the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Landscape

11. Design development to integrate elements of the Chinatown Memorial Plaza, such as paving pattern, into the ground level common outdoor space;

Note to Applicant: This is intended to acknowledge and preserve the Plaza as a significant community element.

12. Design development to expand programming to include urban agriculture plots in common outside areas;

Note to Applicant: This should follow the City's *Urban Agriculture Guidelines for the Private Realm* and include infrastructure required, such as potting benches, hose bibs, etc. Garden plots should be wheelchair accessible.

13. Design development to expand programming to include children's play areas, including benches for parent supervision;

Note to Applicant: This should be located in proximity of an indoor amenity room, where visual access for adult supervision of children can take place.

14. Provision of an Arborist Report by an ISA certified arborist, to assess existing trees for retention potential and recommend methods of protection;

15. Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's *Urban Agriculture Guidelines for the Private Realm* and should provide maximum solar exposure and universal accessibility and be outfitted with amenities such as raised beds, water for irrigation, potting bench, tool storage and composting.

Provision requirements at the time of Development Permit application:

16. A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.

17. Section details at a minimum scale of 1/4"=1' scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours, trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.

18. Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the streets, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The

location of the underground parking slab should be included in the section.

19. Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
20. New proposed street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.
21. A high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade;
22. A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

Engineering

23. Clarification of the provision of canopies and or awnings that encroach onto public property and submission of appropriate application(s). Note it appears that there is a conflict with existing street lighting at approximately 54 ft. west of the east property line.
24. A canopy application may be required. Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness. (VBBL section 1A.9.8).
25. An awning application may be required. Awnings must be fully demountable. Awnings are defined as a light detachable structure of fabric, sheet metal or other flexible material supported entirely from the building. (VBBL section 1A.9.7).
26. Provision of automatic door openers for the bike room.
27. Clarify/provide separated garbage storage and pick-up space for commercial and residential uses. Please show containers and totters on plans for recycling and garbage needs and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins.

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.

28. Confirmation that the existing wood pole in conflict with the parking access can be relocated to avoid access conflicts. Please provide written confirmation from effected utility companies that the pole and related services can be relocated. Please show new pole location on the development permit plans.
29. Provision of an updated Landscape Plan that reflects the off-site improvements sought for this application. Please submit a copy of the updated Landscape Plan directly to Engineering for review.
30. 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:

- (i) Provision of improved plans for the parking and loading at 1/8 scale.
- (ii) Provision of the required loading and a shared use loading agreement amongst all of the building uses.
- (iii) Relocate all Class A bicycle spaces as they must be located on the P1 parking level or at grade or improvement of the access/egress from the current location by way of stairs free access directly to the street.
- (iv) Provision of 'stairs free' loading access from the loading bays to the CRUs and elevator core and note on plans.
- (v) Provision of an improved site plan and landscape drawings showing the location of the PBS station.

Note to Applicant: Please work with the Engineering PBS branch to finalize a location within the plaza area.

- (vi) Dimension all parking and loading spaces, maneuvering aisle widths and all types of column encroachments.
- (vii) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, within the parking area.

Note to Applicant: This is required to calculate the slope and crossfall.

- (viii) Provision of parking and loading access, clear of column encroachments.

Note to Applicant: Columns are shown encroaching onto the parking ramp and into the Class B loading spaces shown.

- (ix) Provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bay.

Note to applicant: 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces and 3.8 m of vertical clearance is required for Class B loading spaces and maneuvering.

- (x) Provision of column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement. A column 2 ft. in length must be set back 2 ft. from either the opening to or the end of the parking space. A column 3 ft. long may be set back 1 ft. Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4 ft. from the end of the stall. Provide a minimum 0.3 m (1 ft.) setback from the drive aisle for all columns.

Note to Applicant: No columns are shown within the parking levels.

- (xi) Modify the loading bay design to provide the following:
 - a. Provide a loading throat (4 m in width / 68 degrees) as a 23.5 ft. (7.1 m) aisle width is being provided for maneuvering. With a 28 ft. (8.5 m) maneuvering aisle, no loading throat is required.
 - b. Provide a double throat for the Class B loading spaces to provide access from Columbia Street as the east end of the lane is a T-lane.

- (xii) Show a 20ft. wide O/H gate on drawing A2.03 between the commercial and residential parking.

Note to Applicant: If a man door is required, maintain the 20 ft. width for the O/H gate.

- (xiii) Provision of an improved plan showing the Class B bicycle spaces on private property.

Note to Applicant: Locate the bike rack in close proximity to the lobby and commercial entrances with "stairs free" access. Ensure that bicycles locked to the rack do not encroach over the property line.

Neighbourhood Energy Utility

- 31. The proposed plan for site heating and cooling, developed in consultation with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.

32. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

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

33. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
34. Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated Neighbourhood Energy System, as outlined in the *Neighbourhood Energy Connectivity Standards Design Guidelines*, at development permit.
35. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

CONDITIONS OF 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, Urban Design and Sustainability, the General Manager of Engineering Services, the Approving Officer and other City staff identified below, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 1 and 2, Block A, DL 196 and 2037, Plan 7362 to create a single parcel.
2. Confirmation from the City of Vancouver Sewers Design Engineer that right of way 62003M does not contain an active sewer or is necessary for other purposes and may be abandoned, if so release of Statutory Right of Way 62003M (for sewer and drainage purposes) prior to building occupancy is required.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an Occupancy Permit for the site. Provision of a letter of commitment will satisfactorily address this condition. Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the release.

3. Provision of building setback and a surface SRW to achieve a distance of up to 4.3 m (14 ft.) from the back of the City curb to the building face on the 14.8 m (48.6 ft.) southerly portion of the building frontage along Columbia Street. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimension. Landscaping, door swings, stairs and walls are not to encroach into the final SRW area.
4. Provision of a Services Agreement to detail the on 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 costs for abandonment of the City sewer in right of way 62003M.
 - (ii) Provision of geometric changes adjacent the site to allow for removal of the service road and modify the plaza to the satisfaction of the General Manager of Engineering Services. Changes will include but are not limited to the following:
 - a. Removal of the service road and related curb, sidewalk and pavement and reconstruction of the sidewalks and curb to meet adjacent sidewalk and pavement treatments and/or Chinatown sidewalk patterns.

Note to Applicant: Confirmation that the service road is not required for firefighting access is required.
 - b. Removal of the existing concrete bollards on both sides of the service road.
 - c. Relocate the 3 double lantern pedestrian lights and poles to improve the pedestrian space and/or provide for improved lighting in the plaza area.
 - d. If the redesign of the plaza, through a community led process, determines that it is appropriate to include the provision of space for installation of a public bike share station, the following shall be the PBS requirements:

- Size: At a minimum a 16 m x 4 m sized station should be accommodated.
 - Location: The station shall be located to the satisfaction of the General Manager of Engineering Services.
 - Surface treatment: A hard surface is required with no utility access points within 150 mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.
 - Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
 - Sun exposure: No vertical obstructions to maximize sun exposure as the station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.
 - Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station.
- (iii) Provision of new sidewalks consistent with the Chinatown sidewalk patterns adjacent the site.
- (iv) Provision of a standard concrete lane crossing, new curb returns and curb ramps on the east side of Columbia Street at the lane south of Pender Street.
- (v) Provision of LED intersection lighting at the Columbia Street/ Keefer Street intersection.
- (vi) Provision of street trees adjacent to the site where space permits.
- (vii) 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.

- (viii) Upgrading of approximately 80 m of the existing 200 mm sanitary sewer on L/N Keefer Street to a 375 mm sewer to accommodate the flows from the site at 100% the developer's expense. This upgrade is currently estimated at \$250,000.00. Should the applicant wish to connect their storm and sanitary connections to the separated sewers on Columbia Street, no sewer upgrades will be required. Confirmation from the applicant's mechanical engineer that they can achieve a connection to the Columbia Street sewer is required.

Note to Applicant: No upgrades are required for the storm sewers that will serve the site.

- 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.

Neighbourhood Energy Utility

- 6. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a Neighbourhood Energy System, if and when the opportunity is available and in accordance with the City's policy for Neighbourhood Energy Connectivity Standards where relevant, which may include but are not limited to agreements which:
 - (i) require buildings on site to connect to a Neighbourhood Energy System, at such time that a system becomes available;
 - (ii) grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling Neighbourhood Energy System connection and operation; and
 - (iii) grant access to and use of suitable space required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant:

- a. Until a City-designated Neighbourhood Energy System utility provider has been identified, the Owner will be prohibited from entering into any energy supply contract

for thermal energy services, unless otherwise approved by the General Manager of Engineering Services.

- b. The development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance. If connection to a NES is not available at that time, the agreement will provide for future connection.
- c. At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm the final room dimensions and technical information.

Housing Policy and Projects

- 7. BC Housing to make arrangements satisfactory to the Director of Legal Services to purchase the 25 non-market units.
- 8. Make arrangements to the satisfaction of the General Manager of Community Services and the Director of Legal Services to enter into a Housing Agreement to secure the 25 non-market units for the greater of 60 years or the life of the building subject to the following additional conditions in respect of those units:
 - (i) that the separate sale or transfer of legal or beneficial ownership of any such units are prohibited;
 - (ii) that at least 30% (8) of those units are occupied by households with incomes below housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication;
 - (iii) that the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada;
 - (iv) that all social housing units will be used only to provide rental housing for terms of not less than one month at a time; and
 - (v) such other terms and conditions as the Director of Legal Services and the General Manager of Community Services may in their sole discretion require.

Note to Applicant: this condition will be secured by a 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter.

Social Policy and Projects

9. Make arrangements to the satisfaction of the Director of Social Policy and Projects and the Director of Legal Services to secure the commercial retail unit facing Columbia Street on the ground floor with a minimum area of 115.1 sq. m (1,239 sq. ft.) as a seniors cultural and recreational space through a Community Use Agreement. Such unit to be made available by lease of not less than 10 years, with a possibility to renew, at a discounted rent, to a non-profit organization acceptable to the City.

Public Art

10. Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided). Please note a Civic Program Contribution of 10 per cent of the proposed public art budget is to be attributed towards the Public Art Program prior to Development Permit (DP) issuance. Please contact the Public Art Program regarding public art options.

Note to Applicant: Please call 311 to be directed to the Public Art Program Manager to discuss your application.

Environmental Contamination

11. If applicable:
 - (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services 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 Services 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 Services, 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, issued by the Ministry of Environment, have been provided to the City.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule "C" to the Sign By-law [assigned Schedule "C" (HA-1A)], generally as set out in Appendix C of the Policy Report dated April 18, 2017 entitled "CD-1 Rezoning: 105 Keefer Street and 544 Columbia Street", be approved.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated April 18, 2017 entitled "CD-1 Rezoning: 105 Keefer Street and 544 Columbia Street".
- D. THAT, if Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated April 18, 2017 entitled "CD-1 Rezoning: 105 Keefer Street and 544 Columbia Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, prior to enactment of the CD-1 By-law, subject to the terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Community Services.
- 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.

LOST (Vote No. 01993)
(Councillors Affleck, Carr, Deal, Jang, Meggs, Reimer, Stevenson, and Mayor Robertson opposed)

NOTICE OF MOTION

1. Support for Chinese Cultural Seniors Spaces

Councillor Louie submitted a Notice of Motion on the above-noted matter. The motion will be placed on the June 27, 2017, Regular Council agenda as a Motion on Notice.

2. Pursuing 100% Social Housing for 105 Keefer and 544 Columbia Streets Site

Councillor Carr submitted a Notice of Motion on the above-noted matter. The motion will be placed on the June 27, 2017, Regular Council agenda as a Motion on Notice.

3. Change to Council Area Liaison for Chinatown and Council Liaison for the Chinatown Historic Area Planning Committee

Councillor Louie submitted a motion on the above-noted matter. Councillor Affleck called noted under section 10.3(d) of the *Procedure By-law*. The motion will be placed on the June 27, 2017, Regular Council agenda as a Motion on Notice.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Louie
SECONDED by Councillor Deal

- A. THAT Councillor Stevenson be granted Leave of Absence for Personal Reasons from meetings to be held June 22, 2017.
- B. THAT Councillor Meggs be granted Leave of Absence for Civic Business from the Regular Council meeting on June 27, 2017.
- C. THAT Mayor Robertson be granted Leave of Absence for Civic Business from meetings to held on June 27 and 28, 2017.

CARRIED UNANIMOUSLY (Vote No. 02008)
(Councillor Jang absent for the vote)

ENQUIRIES AND OTHER MATTERS

1. Update on Pet Store Violations

Councillor De Genova requested an update on her May 30, 2017, enquiry regarding a pet store that is selling puppy-mill puppies. The City Manager noted staff are investigating and will submit a response.

2. Mayor and Council Correspondence

Councillor De Genova noted she had received emails from the public that the mayorandcouncil@vancouver.ca email address is no longer being monitored and requested an update on how correspondence to Council is now being handled.

3. Aging SROs and the Balmoral Hotel

Councillor De Genova noted a number of SROs are aging out, and asked for an update on contingency plans if a number of people need to be rehoused quickly. The City Manager noted the SRO Task Force is working on this issue and Council will continue to receive updates.

Councillor Carr requested a briefing on legal issues surrounding the Balmoral Hotel and whether the City will pursue taking the owners to Court. The City Manager provided a brief overview, noting staff have requested changes to the Vancouver Charter to increase the City's ability to take action against landlords who do not take care of SROs. Councillor Carr requested these details be set out in a briefing.

ADJOURNMENT

MOVED by Councillor Stevenson
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillor Jang absent for the vote)

The Council adjourned at 3:29 pm.

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