



REGULAR COUNCIL MEETING MINUTES

SEPTEMBER 19, 2017

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 19, 2017, at 9:38 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 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 territories of the Musqueam, Squamish, and Tsleil-Waututh First Nations.

IN CAMERA MEETING

MOVED by Councillor Stevenson

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:

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

(c) labour relations or other employee relations;

(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
(Councillor Ball absent on medical leave for the vote)

ADOPTION OF MINUTES

1. Public Hearing - July 18 and 25, 2017

MOVED by Councillor Deal
SECONDED by Councillor Louie

THAT the Minutes of the Public Hearing of July 18 and 25, 2017, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent on medical leave for the vote)

2. Regular Council - July 25, 2017

MOVED by Councillor Deal
SECONDED by Councillor Louie

THAT the Minutes of the Regular Council meeting of July 25, 2017, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote)

3. Regular Council (Policy and Strategic Priorities) - July 26, 2017

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT the Minutes of the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of July 26, 2017, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent on medical leave for the vote)

4. Special Council - August 4, 2017

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT the Minutes of the Special Council meeting of August 4, 2017, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent on medical leave for the vote)

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT Council adopt Communications 1 and 2, Administrative Report 1, and Policy Reports 1 to 5, on consent.

CARRIED UNANIMOUSLY
(Councillor Ball absent on medical leave for the vote)

COMMUNICATIONS

1. 2017 Council Meeting Schedule Revision

THAT Council approve using the following Council - Reserve meeting date/time as set out in the 2017 Council Meetings Schedule, for Public Hearing:

Date	Time	Meeting
Thursday, November 30, 2017	6 pm	Public Hearing

ADOPTED ON CONSENT (Vote No. 02182)

2. 2018 Council Meetings Schedule

THAT regular meetings of Council be held on the following dates and times in 2018:

JANUARY		
16	Regular Council (9:30 am) Public Hearing (6 pm)	
17	Standing Committee on Policy & Strategic Priorities (9:30 am)	
18	Public Hearing (6 pm)	
23	Business Licence/Chauffeur's Permit Appeal Hearing (9:30 am) Council Reserve (6 pm)	
24	Business Licence/Chauffeur's Permit Appeal Hearing (9:30 am) Council Reserve (6 pm)	
25	Council Reserve (6 pm)	
30	Regular Council (9:30 am)	

	31	Standing Committee on City Finance and Services (9:30 am)
FEBRUARY		
	13	Business Licence/Chauffeur's Permit Appeal Hearing (9:30 am)
	15	Business Licence/Chauffeur's Permit Appeal Hearing (6 pm)
	20	Regular Council (9:30 am) Court of Revision (BIAs) (4 pm) Public Hearing (6 pm)
	21	Standing Committee on Policy & Strategic Priorities (9:30 am)
	22	Public Hearing (6 pm)
	27	Council Reserve (6 pm)
	28	Business Licence/Chauffeur's Permit Appeal Hearing Panel Council Reserve (6 pm)
NOTE: February 6-8 - FCM Sustainable Communities - Ottawa, ON February 12 - Family Day		
MARCH		
	1	Council Reserve (6 pm)
	13	Regular Council (9:30 am) Public Hearing (6 pm)
	14	Standing Committee on City Finance and Services (9:30 am)
	15	Business Licence/Chauffeur's Permit Appeal Hearing Panel Public Hearing (6 pm)
NOTE: March 6-9 - FCM Board of Directors - Laval, PQ March 19-29 - Spring Break March 30 - Good Friday		
APRIL		
	3	Council Reserve (6 pm)
	5	Council Reserve (6 pm)
	17	Regular Council (9:30 am) Public Hearing (6 pm)
	18	Standing Committee on Policy and Strategic Priorities (9:30 am)
	19	Public Hearing (6 pm)
	24	Business Licence/Chauffeur's Permit Appeal Hearing Panel (9:30 am) Council Reserve (6 pm)
	25	Business Licence/Chauffeur's Permit Appeal Hearing (9:30 am) Council Reserve (6 pm)
	26	Council Reserve (6 pm)
NOTE: April 2 - Easter Monday April 10-14 - TED Conference, Vancouver		
MAY		
	1	Regular Council (9:30 am)
	2	Standing Committee on City Finance and Services (9:30 am)
	15	Regular Council (9:30 am) Public Hearing (6 pm)
	16	Standing Committee on Policy and Strategic Priorities (9:30 am)
	17	Public Hearing (6 pm)
	22	Business Licence/Chauffeur's Permit Appeal Hearing Panel (9:30 am) Council Reserve (6 pm)

	23	Business Licence/Chauffeur's Permit Appeal Hearing Panel (9:30 am) Council Reserve (6 pm)
	24	Council Reserve (6 pm)
NOTE: May 9-11 - LGLMA Annual Conference - Whistler, BC May 21 - Victoria Day May 31-June 3 - FCM Annual Conference - Halifax, NS		
JUNE		
	5	Regular Council (9:30 am) Public Hearing (6 pm)
	6	Standing Committee on City Finance and Services (9:30 am)
	7	Court of Revision (Local Improvements) (5 pm) Public Hearing (6 pm)
	12	Business Licence/Chauffeur's Permit Appeal Hearing Panel (9:30 am) Council Reserve (6 pm)
	13	Business Licence/Chauffeur's Permit Appeal Hearing Panel (9:30 am) Council Reserve (6 pm)
	14	Council Reserve (6 pm)
	19	Regular Council (9:30 am)
	20	Standing Committee on Policy and Strategic Priorities (9:30 am)
	26	Council Reserve
	28	Council Reserve
NOTE: May 31 - June 3 - FCM Annual Conference - Halifax, NS		
JULY		
	10	Regular Council (9:30 am) Public Hearing (6 pm)
	11	Standing Committee on City Finance and Services (9:30 am)
	12	Public Hearing (6 pm)
	17	Business Licence/Chauffeur's Permit Appeal Hearing Panel (9:30 am) Council Reserve (6 pm)
	18	Business Licence/Chauffeur's Permit Appeal Hearing Panel (9:30 am) Council Reserve (6 pm)
	19	Council Reserve (6 pm)
	24	Regular Council (9:30 am)
	25	Standing Committee on Policy and Strategic Priorities (9:30 am)
	26	Council Reserve (9:30 am)
	30	Council Reserve (9:30 am)
	31	Council Reserve (9:30 am)
NOTE: July 2 - Canada Day		
AUGUST - Council recesses August 1-31		

SEPTEMBER		
	18	Regular Council (9:30 am) Public Hearing (6 pm)
	19	Standing Committee on City Finance and Services (9:30 am)
	20	Public Hearing (6 pm)
NOTE: September 3 - Labour Day September 4-14 - 2018 Local General Election Nomination Period September 10-14 - UBCM Conference - Whistler, BC September 11-14 - FCM Board of Directors, Wood Buffalo, AB		
OCTOBER		
	25	Court of Revision (Land Averaging) (2 pm)
	30	Regular Council (Last Meeting of Council Term)
NOTE: October 10-17 - 2018 Local General Election Advance Voting October 20 - 2018 Local General Election		
NOVEMBER		
	5	Inaugural Council Meeting (5 pm)
	13	Regular Council (9:30 am) Public Hearing (6 pm)
	14	Standing Committee on Policy and Strategic Priorities (9:30 am)
	15	Public Hearing (6 pm)
	22	Court of Revision (Local Improvements) (5 pm)
	27	Business Licence/Chauffeur's Permit Appeal Hearing Panel (9:30 am) Council Reserve (6 pm)
	28	Business Licence/Chauffeur's Permit Appeal Hearing Panel (9:30 am) Council Reserve (6 pm)
	29	Business Licence/Chauffeur's Permit Appeal Hearing Panel (9:30 am) Council Reserve (6 pm)
NOTE: November 12 - Remembrance Day November 21-24 - FCM Board of Directors - Ottawa, ON		
DECEMBER		
	4	Regular Council Meeting (9:30 am)
	5	Standing Committee on City Finance and Services (9:30 am)
	11	Business Licence/Chauffeur's Permit Appeal Hearing Panel (9:30 am)
	12	Business Licence/Chauffeur's Permit Appeal Hearing Panel (6 pm)
	18	Regular Council (9:30 am) Public Hearing (6 pm)
	19	Standing Committee on Policy and Strategic Priorities (9:30 am)
	20	Public Hearing (6 pm)
NOTE: December 24-January 1, 2019 - Christmas Closure		

ADOPTED ON CONSENT (Vote No. 02184)

ADMINISTRATIVE REPORTS

1. **2017 Creative City Summit - Travel Approval Request - October 2017
September 8, 2017**

THAT Council authorize Councillor Elizabeth Ball to attend *2017 Creative City Summit* from October 18-20, 2017, to be held in Halifax, Nova Scotia, with expenses estimated at \$3280.00 to be funded from the 2017 Councillors' Travel Budget.

ADOPTED ON CONSENT (Vote No. 02183)

POLICY REPORTS

1. **Repeal of Heritage By-laws: 1017-1027 Keefer Street
August 9, 2017**

A. THAT, in respect of property located at 1017-1027 Keefer Street (PID: 029-721-903; Lot 1, Block 79, District Lot 181, Group 1, New Westminster District Plan EPP51058 (the "Property")), Council instruct the Director of Legal Services to bring forward for enactment a by-law to:

- i. Repeal Heritage Designation By-law No. 10685; and
- ii. Repeal Heritage Revitalization Agreement By-law No. 10686.

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 in relation thereto is at the risk of the person making the expenditure or incurring the cost;
- ii. THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 02186)

2. **CD-1 Rezoning: 8242 Oak Street
September 5, 2017**

A. THAT the application by IBI Group on behalf of Coromandel Oak 67 Holdings BT Ltd. and Coromandel Oak 67 Development BT Ltd., the registered owner, to rezone 8242 Oak Street [*Lot A (See 356574L) and Lot 13, except the east 10 feet and the west 7 feet now highways, both of Lot 15, Block B, District Lots 319, 323 and 324, Plan 1685; PIDs: 014-436-078 and 014-435-942 respectively*] from RS-1 (One-Family Dwelling) District and C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR)

to 3.00 FSR and to increase the height to 29.4 m (97 ft.), to permit the development of an eight-storey mixed-use building, containing a total of 50 dwelling units, office space, and commercial space, be referred to a Public Hearing together with:

- (i) plans prepared by IBI Group, received on December 19, 2016;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 8242 Oak 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, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 8242 Oak 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 Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 8242 Oak 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, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended generally as set out in Appendix C of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 8242 Oak 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.

- 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 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. 02187)

**3. CD-1 Rezoning: 2221-2223 Main Street
September 5, 2017**

- A. THAT the application by Catalyst Community Development Society ("Catalyst") and Marcon Developments Ltd. ("Marcon"), on behalf of the Vancouver Affordable Housing Agency ("VAHA"), as agent for the City of Vancouver (the "City"), to rezone 2221-2223 Main Street [*Lot 6; Lot 7, except the south 6.44 feet; Amended Lot 8 (See 124528L); Lot 9; Lot 10; and Lot 11, all of Block 37, District Lot 200A, Plan 197 [PIDs: 013-420-283; 013-420-305; 005-173-019; 005-173-027; 005-173-043 and 005-173-051 respectively]*], from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit a stepped nine-storey mixed-use building with 145 social housing units and commercial uses at grade, with a floor space ratio of 3.33 and a maximum building height of 30.8 m (101.1 ft.), be referred to public hearing together with:
 - (i) plans prepared by Rositch Hemphill Architects, received February 16, 2017 and amended May 19, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 2221-2223 Main Street"; 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 the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 2221-2223 Main 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 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 5, 2017, entitled "CD-1 Rezoning: 2221-2223 Main 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.

- 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 A, generally as set out in Appendix C of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 2221-2223 Main 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.

- 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.

ADOPTED ON CONSENT (Vote No. 02188)

4. **CD-1 Rezoning: 124 Dunlevy Avenue (Roddan Lodge)**
September 5, 2017

- A. THAT the application by DYS Architecture, on behalf of the City of Vancouver Public Housing Corporation ("VPHC"), to rezone 124 Dunlevy Avenue [*Lots 1 to 6, Block 41, District Lot 196, Plan 196; PIDs 015-589-277, 015-589-285, 015-589-293, 015-589-307, 015-589-315, and 015-589-331, respectively*] from DEOD (Downtown Eastside Oppenheimer) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 4.50 to 5.98 and height from 22.80 m (75 ft.) to 34.14 m (112 ft.), to allow for the construction of an 11-storey mixed-use building with social service use at grade (Evelyne Saller Centre) and residential use above, containing 213 social housing units, be referred to a Public Hearing, together with:

- (i) plans prepared by DYS Architecture, received April 28, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 124 Dunlevy Avenue (Roddan Lodge)"; and
- (iii) the recommendation of the 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 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 the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 124 Dunlevy Avenue (Roddan Lodge)", be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary Sign By-law amendment 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 B, generally as set out in Appendix C of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 124 Dunlevy Avenue (Roddan Lodge)";

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 5, 2017, entitled "CD-1 Rezoning: 124 Dunlevy Avenue (Roddan Lodge)";

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 after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in Appendix B of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 124 Dunlevy Avenue (Roddan Lodge)", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law contemplated by the above-noted report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Community Services;

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

ADOPTED ON CONSENT (Vote No. 02189)

5. CD-1 Rezoning: a) 2165-2195 West 45th Avenue and b) 2205-2291 West 45th Avenue; and Heritage Designation of the Ryerson Dunbar United Church August 22, 2017

- A. THAT the application by Endall Elliot Associates on behalf of Trustees of the Congregation of the Ryerson United Church, Christopher Henry Warren, Joseph Fredrick Noble, Frederick Wellington Taylor, Franklin Kay Collins, Henry James Grant and 0981985 B.C Ltd., the registered owners, to rezone:
- a) 2165-2195 West 45th Avenue [*Lot 16-22, all of the West Part of Lot 6, Block 16, District Lot 526, Plan 3870; PIDs: 012-089-664, 012-089-672, 012-089-681, 012-089-699, 012-089-702, 012-089-711, 012-089-729 respectively*] from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 2.47 and the height from 10.7 m (35 ft.) to 30.2 m (99 ft.) to permit development of an eight-storey residential development including three-storey townhouses along 45th Avenue and four storeys along the rear lane containing a total of 40 residential units, and
 - b) 2205-2291 West 45th Avenue [*Lots 19-22, Lot 23 Except the West 15 Feet, The West 15 Feet of Lot 23 and Lots 24-26, all of Lot 5, Block 16, District Lot 526, Plan 3646; PIDs: 012-423-734, 012-423-742, 012-423-751, 012-423-769, 012-423-882, 012-423-891, 012-423-912, 012-423-777 and 016-125-631 respectively*] from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 1.73 and the height from 10.7 m (35 ft.) to 18.3 m (60 ft.) to retain, restore and rehabilitate of the heritage "A" listed Dunbar Ryerson United Church and to permit development of a five-storey church addition including a community activity centre and 32 social housing units,

be referred to a Public Hearing, together with

- (i) plans prepared by Endall Elliot Associates, received on December 16, 2016;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendices A1 and A2 of the Policy Report dated August 22, 2017, entitled "CD-1 Rezoning: a) 2165-2195 West 45th Avenue and b) 2205-2291 West 45th Avenue; and Heritage Designation of the Ryerson Dunbar United Church"; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve, subject to conditions contained in Appendices B1 and B2 of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 by-laws generally in accordance with Appendices A1 and A2 of the above-noted report for consideration at Public Hearing.

- B. THAT, if the application to rezone set out in A above is referred to a Public Hearing, the heritage designation of the Dunbar Ryerson United Church at 2205 West 45th Avenue [*Lots 19-22 and Lot 23 Except the West 15 Feet, all of Lot 5, Block 16, District Lot 526, Plan 3646; PIDs 012-423-734, 012-423-742, 012-423-751, 012-423-769 and 012-423-882 respectively*] listed in the "A" evaluation category of the Vancouver Heritage Register, as protected heritage property be referred to the same Public Hearing;

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

- C. THAT, subject to enactment of the CD-1 By-law in A above, the Parking By-law be amended to include this and to provide parking regulations generally as set out in Appendix C1 and C2 of the Policy Report dated August 22, 2017, entitled "CD-1 Rezoning: a) 2165-2195 West 45th Avenue and b) 2205-2291 West 45th Avenue; and Heritage Designation of the Ryerson Dunbar United Church";

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 Subdivision By-law be amended generally as set out in Appendices C1 and C2 of the Policy Report dated August 22, 2017, entitled "CD-1 Rezoning: a) 2165-2195 West 45th Avenue and b) 2205-2291 West 45th Avenue; and Heritage Designation of the Ryerson Dunbar United Church";

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

- E. THAT, if after Public Hearing, Council approves in principle this rezoning, the heritage designation and the Housing Agreement described in section (c) of Appendix B2 of the Policy Report dated August 22, 2017, entitled "CD-1 Rezoning: a) 2165-2195 West 45th Avenue and b) 2205-2291 West 45th Avenue; and Heritage Designation of the Ryerson Dunbar United Church", the Director of Legal Services be instructed to prepare the necessary Heritage

Designation and Housing Agreement By-laws for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Community Services.

- F. THAT A to 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 sole 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;
 - (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. 02190)

BY-LAWS

Councillors Jang and Reimer advised they had reviewed the proceedings of the meeting related to by-law 6 , and would be voting on the enactment.

Councillor Stevenson advised he had reviewed the proceedings of the meetings related to by-laws 8 and 11 and would be voting on the enactment.

Councillors Affleck and Louie advised they had reviewed the proceedings of the meetings related to by-laws 13, 15, and 20, and would be voting on the enactment.

Councillors Affleck, Carr, Jang, and Louie advised they had reviewed the proceedings of the meetings related to by-law 14, and would be voting on the enactment.

MOVED by Councillor Jang
SECONDED by Councillor Louie

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 18, and 20 to 21 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Ball absent on medical leave for the vote)

1. A By-law to amend Noise Control By-law No. 6555 (601 West Hastings)
(By-law No. 11881)
2. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (601 West Hastings) (By-law No. 11882)
3. A By-law to amend Noise Control By-law No. 6555 (6505-6541 Main Street)
(By-law No. 11883)
4. A By-law to amend Noise Control By-law No. 6555 (101 East 2nd Avenue)
(By-law No. 11884)
5. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (101 East 2nd Avenue) (By-law No. 11885)
6. A By-law to amend Sign By-law No. 11879 (101 East 2nd Avenue)
(By-law No. 11886)
(Mayor Robertson ineligible for the vote)
7. A By-law to amend Subdivision By-law No. 5208 (305 West 41st Avenue)
(By-law No. 11887)
8. A By-law to amend Zoning and Development By-law No. 3575 to rezone and area to CD-1 (2106-2138 Main Street) (By-law No. 11888)
(Mayor Robertson ineligible for the vote)
9. A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-Law Regarding miscellaneous amendments (By-law No. 11889)
10. A By-law to amend Park Board By-law No. 4212 regarding term of office and housekeeping (By-law No. 11890)
11. A By-law to amend CD-1 (657) By-law No. 11741 (2423 Cornwall Avenue)
(By-law No. 11891)
(Mayor Robertson ineligible for the vote)
12. A By-law to amend CD-1 (363) By-law No. 7679 (1101 West Waterfront Road - formerly 1199 W Cordova Street) (By-law No. 11892)
(Councillor De Genova absent for the item at Regular Council)
13. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2894 East Broadway) (By-law No. 11893)
14. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (3205 - 3221 West 41st Avenue and 5590 Balaclava Street) (By-law No. 11894)
(Councillor De Genova and Mayor Robertson ineligible for the vote)
15. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1672 West 1st Avenue) (By-law No. 11895)

16. A By-law to amend CD-1 (561) By-law No. 10872 (955 East Hastings Street)
(By-law No. 11896)
(Councillor De Genova and Mayor Robertson ineligible for the vote)
17. A By-law to amend Area Specific Development Cost Levy By-law No. 9418 regarding
2017 rates (By-law No. 11897)
18. A By-law to amend Vancouver Development Cost Levy By-law No. 9755 regarding 2017
rates (By-law No. 11898)
19. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1
(4983-5007 Quebec Street) - **WITHDRAWN**
20. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1
(3595 Kingsway) (By-law No. 11899)
21. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1
(3068 Kingsway) (By-law No. 11900)
(Councillor De Genova ineligible for the vote)

MOTIONS

A. Administrative Motions

1. **Lease Boundary Adjustment (Volumetric Portion of Road Under Georgia Viaduct)
685 Pacific Boulevard - Rogers Arena, South Tower, Lot 349, False Creek Plan
EPP26177**

* * * * *

Council agreed to postpone consideration of Administrative Motion 1 in order to receive an answer from staff regarding a question asked by Councillor Carr. The vote on this item took place following the vote on Motion B.2. For ease of reference, the minutes are recorded in numerical order.

* * * * *

MOVED by Councillor Jang
SECONDED by Councillor Stevenson

WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. A building for market rental purposes has been approved by the City and constructed on Lot 349 False Creek Plan EPP26177 ("Lot 349") for market rental purposes (the "Building");

3. The Building includes a five storey underground parking structure within a volumetric portion of Georgia Street abutting Lot 349 (the "Volumetric Portion");
4. On March 12, 2013 Council resolved that the Volumetric Portion be closed, stopped-up and leased to the owner of Lot 349 for 99 years;
5. The owner of Lot 349 currently leases the Volumetric Portion from the City;
6. The Volumetric Portion is defined on the Explanatory Plan registered in the Land Title Office as Plan EPP27876 and the lease is registered in the Land Title Office as CA3096875;
7. During the development application process the City requested the owner to revise the original design of the underground parking structure to include an additional exiting stairway in order to meet the Vancouver Building By-Law, to add an elevator to provide adequate access to bicycle rooms on various levels of the parkade, and to increase the size of the easterly exit stairs to accommodate integration with the East Tower and Rogers Arena (the "Additional Structures");
8. The Additional Structures have now been surveyed and they are found to be beyond the boundaries of the Volumetric Portion and therefore it is necessary to stop-up and lease additional volumetric portions to the owner (the "Additional Volumetric Portions");
9. The Additional Volumetric Portions are shown on Plan EPP73737 attached hereto;
10. The Additional Volumetric Portions consist of a portion of Georgia Street for which title was raised and registered currently as PID: 029-060-141; That Part of False Creek Shown on Plan EPP27872.

THEREFORE BE IT RESOLVED THAT all that volumetric portion of Georgia Street included within heavy bold outline and illustrated isometrically on Plan EPP73737 prepared by Jesse Morin, B.C.L.S., completed on the 4th day of September, 2017, be closed, stopped-up and leased to the owner of abutting Lot 349 False Creek Plan EPP26177. The lease arrangements to be to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

CARRIED UNANIMOUSLY
(Councillor Ball absent on medical leave for the vote)

2. Approval of Form of Development - 5650 Balaclava Street

MOVED by Councillor Jang
SECONDED by Councillor Stevenson

THAT the form of development for this portion of the site known as 5650 Balaclava Street (3205-3221 West 41st Avenue and 5590 Balaclava Street being the rezoning application address) be approved generally as illustrated in the Development

Application Number DE418780, prepared by Rositch Hemphill Architects, and stamped "Received, Community Services, Development Services", on May 31, 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 Ball absent on medical leave for the vote)

3. Approval of Form of Development - 5668 Balaclava Street

MOVED by Councillor Jang
SECONDED by Councillor Stevenson

THAT the form of development for this portion of the site known as 5668 Balaclava Street (3205-3221 West 41st Avenue and 5590 Balaclava Street being the rezoning application address) be approved generally as illustrated in the Development Application Number DE418802, prepared by Rositch Hemphill Architects, and stamped "Received, Community Services, Development Services", on May 31, 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 Ball absent on medical leave for the vote)

4. Approval of Form of Development - 5050-5080 Joyce Street

MOVED by Councillor Jang
SECONDED by Councillor Stevenson

THAT the form of development for this portion of the site known as 5050 - 5080 Joyce Street (5058 Joyce Street being the application address) be approved generally as illustrated in the Development Application Number DP-2017-00084., prepared by Gregory Henriquez of Henriquez Partners Architects, and stamped "Received, Community Services Group, Development Services", on July 6, 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 Ball absent on medical leave for the vote)

5. Approval of Form of Development - 3595 Kingsway

MOVED by Councillor Jang
SECONDED by Councillor Stevenson

THAT the form of development for this portion of the site known as 3595 Kingsway be approved generally as illustrated in the Development Application Number DE419978, prepared by Stuart Lyon of GBL Architects, and stamped "Received, Community Services Group, Development Services", on April 13, 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 Ball absent on medical leave for the vote)

6. Approval of Form of Development - 1280 Burrard Street

MOVED by Councillor Jang
SECONDED by Councillor Stevenson

THAT the form of development for this portion of the site known as 1280 Burrard Street (formerly 1262 - 1290 Burrard Street) be approved generally as illustrated in the Development Application Number DP-2016-00355, prepared by IBI Group, and stamped "Received, Community Services Group, Development Services", on April 26, 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 Ball absent on medical leave for the vote)

B. Motions on Notice

1. Request for Leave of Absence

MOVED by Councillor De Genova
SECONDED by Councillor Deal

THAT Councillor Ball be granted leave of absence for medical reasons for the Public Hearing to be held Tuesday, September 19, 2017, and all meetings to be held Wednesday, September 20, and Thursday, September 21, 2017.

CARRIED UNANIMOUSLY (Vote No. 02193)
(Councillor Ball absent on medical leave for the vote)

2. Non-Market Housing Projects Dataset

MOVED by Councillor Affleck

SECONDED by Councillor De Genova

WHEREAS

1. Vancouver City Council is committed to making City information freely available - while balancing privacy rights - to ensure transparency, accountability, and good governance;
2. The City's Open Data catalogue provides free and open access to over 145 City datasets, and new datasets are added regularly;
3. The available Open Data datasets are diverse and include - among others - employee remuneration and expenses (over \$75,000/year), 3-1-1 contact centre metrics, locations of installed bike racks on City property, parking ticket records data, locations and attributes of public washrooms on city streets and in public parks (in CSV, XLS, and KML formats), individual Council member voting records for Regular Council, Special Council, Standing Committee, and Public Hearing meetings, as well as a dataset that inventories street trees in the city;
4. City of Vancouver housing staff keep a complete inventory of non-market housing projects - both the buildings owned by the City and the buildings provided by other agencies - which allows Vancouver residents who are unable to pay market-level rents to locate social and co-op housing and easily find any facility (see: <http://vancouver.ca/people-programs/find-subsidized-and-co-op-rental-housing.aspx>);
5. The non-market housing inventory information kept by City of Vancouver housing staff includes many details about each building, including: exact street address, number of units, types of units available (families, seniors, singles, etc.), a photo, name of the building's sponsor, original occupancy date, and links to related City of Vancouver documents such as lease agreements, development permits, and rezoning approvals;
6. Social housing units typically originate from two types of projects: mixed market/social housing projects, and 100% social housing projects;
7. Due to the nature of major project rezoning approvals, which are typically large, phased developments taking 10 or 15 years to build out, public benefit contributions such as social and/or non-market housing units may take a decade or more before they are available for occupancy;
8. In response to Vancouver's housing crisis, the City of Vancouver is re-setting its Housing and Homelessness Strategy to better meet the needs of residents (see: Housing Vancouver Strategy: <http://vancouver.ca/people-programs/housing-vancouver-strategy.aspx> and "The Big Conversation" Discussion Guide: The Future of Housing in Vancouver, June 17, 2017 <http://vancouver.ca/files/cov/housing-vancouver-discussion-guide.pdf>);

9. Access to clear, easily referenced, transparent data relating to the City's non-market and social housing inventory (current and planned inventory) is crucial to any discussion of housing and homelessness in the City of Vancouver and is in accord with governance best practices.

THEREFORE BE IT RESOLVED THAT Vancouver City Council direct staff to compile a comprehensive non-market housing / social housing dataset, to be made available in basic CSV/XLS formats that can be opened by many applications including Excel and other spreadsheet applications, and for this dataset to be made available on the City of Vancouver Open Data Catalogue, with information fields to include (but not limited to) the following:

- Project name
- Exact street address
- Status (i.e., completed and occupied, under construction, approved)
- Original occupancy date
- Number of units
- Types of units (i.e., Standard, Accessible, Adaptable, Supportive, etc.)
- Number of units by bedroom (i.e., Room, Studio, 1-Bed, 2-Bed, 3-Bed, 4-Bed)
- Housing focus (i.e., families, seniors, singles, etc.)
- Ownership (i.e., City-owned or privately-owned)
- Name of the building's sponsoring agency
- Links to related City of Vancouver documents and reports such as lease agreements, development permits, and rezoning approvals
- Other explanatory comments

BE IT FURTHER RESOLVED THAT the non-market housing in this Dataset be clearly categorized as either proposed, approved, under construction, or occupied (as the case may be) to account for non-market housing that is planned and/or approved, housing that is under construction, and housing that is already built and occupied.

referred

REFERRAL MOVED by Councillor Reimer
SECONDED by Councillor Stevenson

THAT Council refer this motion to staff in order for staff to bring a recommendation back with the Housing Reset as to how to meet the intent of the motion in relation to providing the information requested in an open data format with the least amount of duplication.

CARRIED UNANIMOUSLY (Vote No. 02178)

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Following decision on this motion, Council returned to the consideration of and vote on Administrative Motion 1.

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NEW BUSINESS

1. 2018 Budget Enhancements Pertaining to Littering and Residents' Safety

MOVER: Councillor Affleck

SECONDER: Councillor De Genova

WHEREAS

1. The mission of the Vancouver Board of Parks and Recreation is to provide, preserve, and advocate for parks and recreation services to benefit all people, communities, and the environment;
2. The Vancouver Board of Parks and Recreation (Park Board) is established under the Vancouver Charter and has possession, jurisdiction and control of all areas designated as permanent public parks of the City;
3. Section 496 of the Vancouver Charter states that "Every warden, lifeguard, patrolman, or watchman employed in the parks by the Board shall, while in the performance of his duties within the parks, be ex officio possessed of all the powers and authority of a police constable";
4. In May 2000, The Vancouver Board of Parks and Recreation established the Park Ranger program in response to a) growing competition for space and the increased intensity of activity in many public spaces in the downtown, and b) an expectation on the part of park users that competing interests be moderated and balanced as part of park stewardship;
5. Since 2000, the Park Ranger program has grown and expanded in scope and responsibilities: for example, to include by-law enforcement for the ban on smoking in Vancouver parks as introduced in September 2010;
6. In recent years, the Park Board and its budget have experienced significant challenges related to drug use and garbage in various Downtown parks, notably Andy Livingstone Park, Emery Barnes Park, and Stanley Park, and increasingly at Hinge Park, Creekside Park, and others;
7. Used syringes, in particular, represent an ongoing safety risk in a number of Vancouver parks, especially for children, and Park Board Commissioners and Staff, as well as members of Council, have received numerous expressions of concern from parents and others who frequent Vancouver parks;
8. An estimated 28,000 person-hours were allocated to Park Ranger services in the 2017 Park Board budget, which is the equivalent of 22 FTE Park Ranger positions to patrol 240 Vancouver parks;
9. Vancouver parks are open from 6:00 A.M. to 10:00 P.M. daily, and often accessed and used 24 hours a day, while Park Rangers are typically not on duty after 8:00 P.M., which places the burden and cost of by-law enforcement in City parks on the Vancouver Police Department (VPD) during the overnight hours;

10. The existing Park Board budget for Park Rangers and park maintenance is inadequate to address the significant challenges related to drug use and littering in various parks.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council direct staff to include, on a priority basis as part of the 2018 Operating Budget process, additional funding for the Vancouver Board of Parks and Recreation to enable 24-hour-a-day Park Ranger patrols at all Vancouver parks impacted by the significant challenges of drug use and littering, as well as additional funding to maintain the cleanliness and safety of impacted Vancouver parks on an ongoing basis.
- B. THAT Vancouver City Council direct City staff to continue to liaise with their Park Board staff counterparts to explore ways in which Park Board can assist in efforts to locate appropriate housing and supports for those struggling with mental health and addiction challenges.

notice

Councillor Jang called notice on this motion under section 10.3(d) of the *Procedure By-law*. The motion will be placed on the Regular Council Agenda of October 3, 2017, as a motion on notice.

2. Request for Leave of Absence

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT Councillor Stevenson be granted leave of absence for personal reasons for meetings to be held October 24, 2017.

CARRIED UNANIMOUSLY (Vote No. 02195)

ENQUIRIES AND OTHER MATTERS

1. Bid for Amazon Headquarters

Councillor Carr requested information on the bid for the proposed Amazon Headquarters, including how and when Council would be informed of any bids in Vancouver, and the analysis around the impacts of such a development on housing and affordability, brick and mortar stores, small businesses, and transportation.

The Mayor and the City Manager responded noting that the Vancouver Economic Commission (VEC) is leading the bid as this currently sits within their work and that the VEC is working with regional stakeholders. The City Manager also noted that the VEC is preparing a memo which should explain most of these enquiries, and that he would ensure Council receives a copy of the memo.

2. False Creek Flats Transit Station

Councillor Reimer noted that the Great Northern Way campus was approved prior to knowing what TransLink's plans for routing the Millennium Line Extension were. Now that these plans are known, they could have a significant impact on 525 Great Northern Way. She requested information on how and when TransLink came to their decision, and what options are available for retaining the existing building.

3. By-election 2018

Councillor Affleck requested information regarding voter outreach especially the impact of no voter cards, the type of identification required to vote, and when results of the election would be available. The Chief Electoral Officer responded, noting that flyers will be distributed to all households in Vancouver containing information on how, when and where to vote, and the results would be available shortly after the close of the voting places on election day.

ADJOURNMENT

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 10:30 am.

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