



## REGULAR COUNCIL MEETING MINUTES

DECEMBER 12, 2017

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 12, 2017, at 9:36 am, in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Mayor Gregor Robertson  
Councillor George Affleck  
Councillor Elizabeth Ball  
Councillor Hector Bremner\*  
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  
Paul Mochrie, Deputy 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 that we are on the unceded traditional territories of the Musqueam, Squamish and Tsleil-Waututh.

### CONDOLENCES - Cecelia Smith

On behalf of Council, Mayor Robertson expressed condolences to the friends, family and colleagues on the passing of Cecelia Smith, who was an Assistant to Councillors at City Hall since 2003 until last year.

### IN CAMERA MEETING

MOVED by Councillor Louie  
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;
- (b) personal information about an identifiable individual who is being considered for an award or honour, or who has offered to provide a gift to the city on condition of anonymity;
- (c) labour relations or other employee relations;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;
- (g) litigation or potential litigation affecting the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 [*disclosure harmful to business interests of a third party*] of the *Freedom of Information and Protection of Privacy Act*;
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY

#### ADOPTION OF MINUTES

##### 1. Regular Council - November 28, 2017

MOVED by Councillor Jang  
SECONDED by Councillor Louie

THAT the Minutes of the Regular Council meeting of November 28, 2017, be approved.

CARRIED UNANIMOUSLY  
(Councillor Reimer absent for the vote)

**2. Regular Council (Policy and Strategic Priorities) - November 29, 2017**

MOVED by Councillor Jang  
SECONDED by Councillor Louie

THAT the Minutes of the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of November 29, 2017, be approved.

CARRIED UNANIMOUSLY  
(Councillor Reimer absent for the vote)

**3. Business Licence Hearing - November 28, 2017**

MOVED by Councillor Jang  
SECONDED by Councillor Deal

THAT the Minutes of the Business Licence Hearing of November 28, 2017, be approved.

CARRIED UNANIMOUSLY

**4. Special Council (2018 Capital and Operating Budget) - December 6, 2017**

MOVED by Councillor Deal  
SECONDED by Councillor Jang

THAT the Minutes of the Special Council (2018 Capital and Operating Budget) meeting of December 6, 2017, be approved.

CARRIED UNANIMOUSLY

**MATTERS ADOPTED ON CONSENT**

At 9:40 am, Councillor Affleck declared Conflict of Interest under section 145.2(6)(a) of the *Vancouver Charter* on Administrative Report 1 as his office is in the area and he would be affected by the recommendations.

MOVED by Councillor Jang  
SECONDED by Councillor Deal

THAT Council adopt Communication 1, Administrative Reports 1 to 6, and Policy Reports 1 to 9, on consent.

CARRIED UNANIMOUSLY  
(Councillor Affleck ineligible for the vote on Administrative Report 1 due to Conflict of Interest)

## UNFINISHED BUSINESS

### 1. 2018 Capital and Operating Budget

At the Special Council Meeting on December 6, 2017, Council heard from speakers regarding the 2018 Capital and Operating Budget, and referred discussion and decision to the Regular Council meeting on December 12, 2017, as Unfinished Business.

Patrice Impey, General Manager of Finance, Risk, and Supply Chain Management; Bill Aujla, General Manager of Real Estate and Facilities Management; Jerry Dobrovolsky, General Manager of Engineering Services; Kathleen Llewellyn-Thomas, General Manager of Community Services; Gil Kelley, General Manager of Planning, Urban Design and Sustainability; Lon LaClaire, Director of Transportation, and the City Manager, responded to questions.

\* \* \* \* \*

*Council agreed to deal with Unfinished Business Items 1b to 1f prior to 1a. For clarity, the minutes are recorded in chronological order.*

\* \* \* \* \*

### b. Southeast False Creek Neighbourhood Energy Utility ("SEFC NEU") 2018 Customer Rates November 21, 2017

MOVED by Councillor Deal  
SECONDED by Councillor Jang

THAT Council approve the amendments to the Energy Utility System By-law ("the By-law"), generally as set out in Appendix A of the Administrative Report dated November 21, 2017, entitled "Southeast False Creek Neighbourhood Energy Utility ("SEFC NEU") 2018 Customer Rates", including the establishment of 2018 customer rates and fees, with a 3.2% increase over 2017 customer rates. In accordance with Council Policy to improve the energy conservation price signal, this 3.2% increase is to be achieved by increasing the Fixed Capacity Levy by 2.6% and the Variable Energy Charge by 4.0%;

FURTHER THAT Council instruct the Director of Legal Services to bring the By-law amendment, generally as set out in Appendix A of the above-noted report, forward for enactment.

CARRIED (Vote No. 02457)  
(Councillors Affleck, Bremner and De Genova opposed)

**c. 2018 Annual Review of Water Rates under the Waterworks By-law  
November 21, 2017**

MOVED by Councillor Deal  
SECONDED by Councillor Jang

- A. THAT Council approve amendments to the Waterworks By-law related to housekeeping and billing, generally as set out in Appendix B of the Administrative Report dated November 21, 2017, entitled "2018 Annual Review of Water Rates under the Waterworks By-law".
- B. THAT Council approve the 2018 rates and fees under the Waterworks By-law, with the following recommended increases: 6.0% increase in the per unit flat fee for Single Dwelling (from \$616 per unit in 2017 to \$653 per unit in 2018); 6.0% increase in per unit Metered Rate in off season (from \$2.688 in 2017 to \$2.849 in 2018) and peak season (from \$3.369 in 2017 to \$3.571 in 2018); 6.3% increase for Water Flat Rate Connection Fees for Single and Two Family dwellings; 2% for all other Water Flat Rate Connection Fees (as listed in Appendix A, Schedule A of the Administrative Report dated November 21, 2017, entitled "2018 Annual Review of Water Rates under the Waterworks By-law"); and varied increases for all other Water Utility User Rates (as listed in Appendix A, Schedules B, C, E, F, G and H of the above-noted report).
- C. THAT Council instruct the Director of Legal Services to bring forward the necessary amendments to the Waterworks By-law for consideration by Council, generally as set out in Appendix B of the Administrative Report dated November 21, 2017, entitled "2018 Annual Review of Water Rates under the Waterworks By-law".

CARRIED (Vote No. 02458)  
(Councillors Affleck, Bremner and De Genova opposed)

**d. 2018 Annual Review of Sewer Rates and Environmental Updates Under the Sewer & Watercourse By-Law  
November 21, 2017**

MOVED by Councillor Deal  
SECONDED by Councillor Jang

- A. THAT Council approve changes to rates and fees in the Sewer & Watercourse By-law for 2018, generally as set out in Appendix A of the Administrative Report dated November 21, 2017, entitled "2019 Annual Review of Sewer Rates and Environmental Updates Under the Sewer and & Watercourse By-law", including the following recommended increases: 10.4% increase in the per unit flat fee for Single Dwelling (from \$384 per unit in 2017 to \$424 per unit in 2018); 10.4% increase in Other Sanitary Sewer User Rates (as listed in Appendix A); 10.4% increase in per unit Metered Rate (from \$2.472 in 2017 to \$2.729 in 2018); 10.4% increase in the per unit Waste Discharge Permit User Rate (from \$0.8053 in 2017 to \$0.8991 in 2018); and, 6.3% increase in Flat Rate Sewer Connection Fees; 2% increase for inspection of a plumbing system, subsoil drainage pipes

and a building sewer fees(as listed in Appendix A, PART I of the above-noted report).

- B. THAT Council instruct the Director of Legal Services to bring forward the necessary Sewer & Watercourse By-law amendments, generally as set out in Appendix B of the Administrative Report dated November 21, 2017, entitled "2019 Annual Review of Sewer Rates and Environmental Updates Under the Sewer and & Watercourse By-law", for consideration by Council.

CARRIED (Vote No. 02459)  
(Councillors Affleck, Bremner and De Genova opposed)

**e. 2018 Solid Waste Utility (SWU) Fees & By-law Changes  
November 21, 2017**

MOVED by Councillor Deal  
SECONDED by Councillor Jang

- A. THAT Council approve, in principle, the proposed amendments to the Solid Waste By-law, generally as set out in the Administrative Report dated November 21, 2017, entitled "2018 Solid Waste Utility (SWU) Fees & By-law Changes" and in Appendix A of the same report, including the establishment of the 2018 rates and fees.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment amendments to the Solid Waste By-law to adjust rates and fees and make other miscellaneous related amendments generally in accordance with the Administrative Report dated November 21, 2017, entitled "2018 Solid Waste Utility (SWU) Fees & By-law Changes", and Appendix B of the same report.

CARRIED (Vote No. 02461)  
(Councillors Affleck, Bremner and De Genova opposed)

**f. 2018 Engineering Fees  
November 21, 2017**

MOVED by Councillor Deal  
SECONDED by Councillor Jang

- A. THAT Council approve a 2.0% increase in the Engineering Services Department permit and application fees as set out in Appendix A of the Administrative Report dated November 21, 2017, entitled "2018 Engineering Fees", with the exception of the fees referenced in B, C and D below, to take effect on January 1, 2018.
- B. THAT Council increase the Street Utilities By-law Fees: plan review and administration fee (alignment that is less than 20 metres), plan review and administration fee (alignment that is greater than 20 metres), additional per metre fee for the proposed alignment, Inspection fee per street block per day,

and Pavement degradation costs by 1.6% to be consistent with Municipal Access Agreements.

- C. THAT Council approve an increase in fees for the Dissemination of Traffic Information (preparation of legal letters) to \$450.00 per letter to align the fee structure with other jurisdictions in the region and better recover the costs for preparing the letters as outlined in the Administrative Report dated November 21, 2017, entitled "2018 Engineering Fees".
- D. THAT Council approve an increase in Waste Containers License Fees to \$615.00 for containers greater than 1 cubic yard and \$205.00 for containers less than 1 cubic yard to better recover City costs as outlined in the Administrative Report dated November 21, 2017, entitled "2018 Engineering Fees".
- E. THAT the Director of Legal Services be instructed to modify all Waste Container License Agreements (CLA's) between the City and solid waste removal companies to increase fees as noted in the Administrative Report dated November 21, 2017, entitled "2018 Engineering Fees", to be effective January 1, 2018.
- F. THAT the Director of Legal Services be instructed to prepare by-laws to amend the Encroachment By-law No. 4243, Street and Traffic By-law No. 2849, Crossing By-law No. 4644, Street Distribution of Publications By-law No. 9350, Street Utilities By-law No. 10361, Street Vending By-law 10868 and Granville Mall By-law No. 9978, all generally in accordance with Appendix A of the Administrative Report dated November 21, 2017, entitled "2018 Engineering Fees".

CARRIED (Vote No. 02462)  
(Councillors Affleck, Bremner and De Genova opposed)

**a. 2018 Capital and Operating Budget  
November 15, 2017**

MOVED by Councillor Deal  
SECONDED by Councillor Jang

THAT Council approve the following recommendations related to the 2018 Operating Budget:

- A. THAT Council approve \$34.7 million for the following four investment areas included in the 2018 Operating budget, as detailed in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget", and comprising the following:
  - i. \$15.3 million for initiatives that focus on housing supply, affordability, and critical social issues;
  - ii. \$9.1 million for initiatives to maintain and upgrade utilities, facilities, and streets;
  - iii. \$6.1 million for initiatives to build vibrant communities; and
  - iv. \$4.2 million for initiatives to maintain and improve public safety.

- B. THAT Council approve the Vancouver Board of Parks & Recreation 2018 Operating Budget of \$122,805,851 in expenditures, and \$59,549,538 in fee and program revenues as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget".
- C. THAT Council approve the Vancouver Police Board 2018 Operating Budget of \$307,693,385 in expenditures, and \$22,992,944 in revenues as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget". Included within this amount is a budget of \$3,300,000 in 2018 for the Vancouver Police Board to begin implementation of recommendations in the Vancouver Police Department Operational Review.
- D. THAT Council approve the Vancouver Public Library Board 2018 Operating Budget of \$52,094,440 in expenditures, and \$4,932,000 in fee and program revenues as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget".
- E. THAT Council approve the budget resolution attached as Appendix 2 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget", thereby adopting the final 2018 Operating Budget as outlined in Appendix 1 of the above-noted report, with a property tax increase of 3.9%.
- F. THAT Council approve the 2018 Property Endowment Fund (PEF) Operating Budget of \$51.3 million revenue and \$51.3 million expenses (including transfers) as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget".

FURTHER THAT Council approve the following recommendations related to the 2018 Capital Budget:

- G. THAT Council approve an increase of \$114.8 million to the 2015-2018 Capital Plan, as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget" and detailed in Appendix C of the same report, reflecting new capital priorities identified in conjunction with the development of the 2018 Capital Budget.
- H. THAT Council approve the varying of \$2.0 million of borrowing authority in the 2015-2018 Capital Plan from "Public Safety and Public Works/Street and Bridge Infrastructure" to "Public Safety and Public Works/Street Lighting, Traffic Signals, Communications Systems."
- I. THAT Council approve the diverting of accumulated surplus borrowed funds of \$4.8 million from debt issued under borrowing authority in various borrowing categories in the current and prior capital plans (representing < 1% of cumulative borrowing authority approved in these capital plans) to "Parks and Recreation/Parks":
  - i. From debt borrowed under 2009-2011 Borrowing Authority \$3,963,083
  - ii. From debt borrowed under 2012-2014 Borrowing Authority \$827,902
  - iii. From debt borrowed under 2015-2018 Borrowing Authority \$58,946



- J. THAT Council, subject to approval of Recommendations G, H, and I, approve funding sources for new Capital Projects to begin in 2018 in the amount of \$282.0 million as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget", with specific project detail provided in Appendix A of the same report, of which \$175.9 million is budgeted as expenditure in the 2018 Capital Budget and \$106.1 million is forecast to be spent in future years for projects spanning multiple years.

(\$ millions)	2018 New Funding Requests	2018 Expenditures	Future Year Expenditures
Housing	\$45.8	\$5.2	\$40.6
Childcare	8.8	2.5	\$6.3
Parks, Open Spaces and Recreation	43.8	26.5	17.3
Community Facilities	13.7	5.9	7.8
Civic Facilities	25.2	12.4	12.9
Transportation	45.5	38.8	6.7
Utilities	67.9	63.3	4.6
Equipment and Technology	25.1	15.2	9.9
City-Wide	6.1	6.1	0.0
<b>Total</b>	<b>\$282.0</b>	<b>\$175.9</b>	<b>\$106.1</b>

*NOTE: Totals may not add due to rounding.*

Funding sources as follows:

- Operating revenue that funds capital projects \$41.5 million
- Debenture borrowing \$91.7 million
- Special purpose reserves totalling \$40.0 million:
  - Plant and Equipment Reserve \$16.0 million
  - Capital Facilities Reserve \$8.0 million
  - Hastings Park Reserve \$5.1 million
  - Sewer/Water Rate Stabilization Reserve \$3.6 million
  - Green Fund (Golf Reserve) \$3.2 million
  - OMR (Translink Operations/Maintenance/Repairs) Reserve \$0.8 million
  - Public Art Reserve \$0.8 million
  - Revenue Stabilization Reserve \$0.7 million
  - Signature Project Public Art Reserve \$0.6 million
  - Parking Meter Reserve \$0.5 million
  - LED Reserve \$0.5 million
  - Public Art Maintenance Reserve \$0.2 million
- Developer contributions totalling \$67.5 million:
  - Development Cost Levies \$41.2 million
  - Community Amenity Contributions \$26.3 million
- User fees and levies \$8.0 million
- Reallocation of funding from previously approved capital projects \$14.1 million
- Other/External \$19.2 million

- K. THAT Council approve the 2018 Capital Budget (expenditure budget) in the amount of \$426.4 million as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled “2018 Capital and Operating Budget” and detailed in Appendix B of the same report, consisting of:

(\$ millions)	Previously Approved Projects	New Projects	Total 2018 Expenditures
Housing	\$41.1	\$5.2	\$46.3
Childcare	21.7	2.5	24.2
Parks, Open Spaces and Recreation	38.2	26.5	64.7
Community Facilities	20.8	5.9	26.8
Civic Facilities	19.2	12.4	31.5
Transportation	29.1	38.8	67.8
Utilities	56.6	63.3	119.9
Equipment and Technology	23.8	15.2	39.0
City-Wide	0.0	6.1	6.1
<b>Total</b>	<b>\$250.5</b>	<b>\$175.9</b>	<b>\$426.4</b>

*NOTE: Totals may not add due to rounding.*

- L. THAT staff consider all available programs from senior levels of government and other entities to leverage additional funding to support the City’s capital and operating plans. Staff to report back to Council on a regular basis as funds are confirmed.

amended

REFERRAL MOVED by Councillor Affleck  
 SECONDED by Councillor De Genova

THAT Vancouver City Council establish an Independent Review Commission, with the Commission members to be approved by 2/3 affirmative votes of all Council members, to examine the City’s Debt Management Strategies, including an independent examination of the City’s increasing reliance on Pay-As-You-Go financing to fund the City’s capital expenditures, and for the Commission to provide recommendations to Council;

FURTHER THAT Vancouver City Council direct staff to report back to Council by the end of January 2018 with draft Terms of Reference for the Independent Review Commission for Council to approve, including a recommended budget for the Commission’s work, with an expectation that the Independent Review Commission will present its report and recommendations to Council prior to finalization of the City of Vancouver 2018 Budget in April 2018.

LOST (Vote No. 02426)  
 (Councillors Carr, Deal, Jang, Louie, Stevenson, Reimer, and Mayor Robertson opposed)

AMENDMENT moved by Councillor Louie  
SECONDED by Councillor Jang

THAT the following be added as M to the motion:

THAT Council approve an additional tax increase of 0.340% to fund the following:

- i) Enabling full implementation of the Housing Vancouver Strategy by approving \$1.1M funding for the following:
  - enable a tactical response team to review city-wide regulations and identify new policies and zoning changes to increase housing options in low density neighbourhoods (\$975,000);
  - establish a position of Renter Protection Manager to support renters (\$125,000);
- ii) Support work currently being done in engaging with Chinatown stakeholders by approving \$550,000 funding for the following:
  - the Chinatown UNESCO Bid and Reconciliation initiatives, including additional staff resources (\$300,000);
  - support for Chinatown Historic Discrimination programming (\$250,000);
- iii) Responding to the growing need for social service support by increasing funding for social grants by approving an additional \$500,000;
- iv) Reduce the amount of time to achieve permit approvals with an additional investment of \$300,000.

carried

\* \* \* \* \*

*During consideration of the amendment, Council recessed at 10:55 am and reconvened at 11:13 am.*

\* \* \* \* \*

REFERRAL MOVED by Councillor Affleck  
SECONDED by Councillor De Genova

THAT the amendment be referred to staff for a report back on a funding formula that allows for the items proposed in the amendment to be funded in the currently proposed budget, without a further property tax increase.

LOST (Vote No. 02427)  
(Councillors Carr, Deal, Jang, Louie, Stevenson, Reimer, and Mayor Robertson opposed)

Council requested to sever the components of the amendment for the vote.

The referral motion having lost, the amendment was put and CARRIED with Councillors Affleck, Bremner, and De Genova opposed to (ii) (Vote No. 02429), and Councillors Affleck, Ball, Bremner, and De Genova opposed to (i) (Vote No. 02428), (iii) (Vote No. 02430) and (iv) (Vote No. 02431)

\* \* \* \* \*

*At approximately noon it was*

*MOVED by Councillor Louie  
SECONDED by Councillor Deal*

*THAT the length of the meeting be extended to complete the business on the agenda.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

*Council recessed at 12:13 pm and reconvened at 2:08 pm.*

\* \* \* \* \*

REFERRAL MOVED by Councillor De Genova

THAT Council refer the 2018 Budget and Five-Year Financial Plan to a Special Council meeting in February 2018, to provide all members of City Council the time and the opportunity to participate fully, directly, and inclusively in the setting of spending priorities for the 2018 City of Vancouver Budget.

not put

Mayor Robertson ruled the proposed referral out of order, since two previous substantively similar referral motions had been failed by Council.

AMENDMENT MOVED by Councillor Reimer  
SECONDED by Councillor Jang

THAT the following be added as N to the motion:

THAT staff review the efficacy of the current public survey tools in light of emerging technologies and best practices and report back prior to commencing public outreach on the 2019 Budget and 2019-2022 Capital Plan

CARRIED UNANIMOUSLY (Vote No. 02432)

Council requested to separate the components of the motion as amended for the vote.

At 2:38 pm, Councillor De Genova declared Conflict of Interest under Section 145.2(6)(a) of the *Vancouver Charter* on parts A(i)(b), A(iv), and C1 of the motion set out below, because her husband is employed by the Vancouver Police Department, and she does not vote on anything that has to do with their collective agreement.

Councillor Deal noted that the approval of the amendment, set out as M of the motion below, would cause a change to part E of the motion to reflect the new tax rate. The Mayor noted Council would be voting on the amended E.

MOVED by Councillor Deal  
SECONDED by Councillor Jang

THAT Council approve the following recommendations related to the 2018 Operating Budget:

A. THAT Council approve \$34.7 million for the following four investment areas included in the 2018 Operating budget, as detailed in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget" and comprising the following:

i. (a) \$14.6 million for initiatives that focus on housing supply, affordability, and critical social issues

CARRIED (Vote No. 02433)  
(Councillors Affleck, Ball and De Genova opposed)

(b) \$700,000 for a VPD Drug Containment Facility for safe and proper handling, and processing of drug exhibits that may be contaminated by fentanyl and/or other suspicious substances.

CARRIED (Vote No. 02434)  
(Councillors Affleck and Ball opposed)  
(Councillor De Genova ineligible for the vote due to Conflict of Interest)

ii. \$9.1 million for initiatives to maintain and upgrade utilities, facilities, and streets;

CARRIED (Vote No. 02435)  
(Councillors Affleck and De Genova opposed)

iii. \$6.1 million for initiatives to build vibrant communities; and

CARRIED (Vote No. 02436)  
(Councillors Affleck, Bremner, and De Genova opposed)

iv. \$4.2 million for initiatives to maintain and improve public safety, as follows:

(a) \$3.3 million for additional police officers and civilian staff (VPD Operational Review);

CARRIED (Vote No. 02437)  
(Councillors Affleck and Reimer opposed)  
(Councillor De Genova ineligible for the vote due to Conflict of Interest)

- (b) \$863,000 for maintenance costs for Fire trucks to meet new compliance requirements.

CARRIED (Vote No. 02438)  
(Councillor Affleck opposed)

- B. THAT Council approve the Vancouver Board of Parks and Recreation 2018 Operating Budget of \$122,805,851 in expenditures, and \$59,549,538 in fee and program revenues as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget".

CARRIED UNANIMOUSLY (Vote No. 02439)

- C1. THAT Council approve the Vancouver Police Board 2018 Operating Budget for collective agreement contracts of \$255,368,424 in expenditures.

CARRIED (Vote No. 02440)  
(Councillor Reimer opposed)  
(Councillor De Genova ineligible for the vote due to Conflict of Interest)

- C2. THAT Council approve the Vancouver Police Board 2018 Operating Budget of \$307,693,385 in expenditures, and \$22,992,944 in revenues as outlined in Appendix 1 of the Administrative Report dated November 15, 2017. Included within this amount is a budget of \$3,300,000 in 2018 for the Vancouver Police Board to begin implementation of recommendations in the Vancouver Police Department Operational Review.

CARRIED (Vote No. 02441)  
(Councillor Reimer opposed)

- D. THAT Council approve the Vancouver Public Library Board 2018 Operating Budget of \$52,094,440 in expenditures, and \$4,932,000 in fee and program revenues as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget".

CARRIED UNANIMOUSLY (Vote No. 02442)

- E. THAT Council approve the amended budget resolution, as set out below, thereby adopting the final 2018 Operating Budget as outlined in Appendix 1, and as amended by part M of the motion below, with a property tax increase of 4.24%.

### **2018 Budget Resolution**

THAT WHEREAS, the Vancouver Charter, Section 219 requires that the Director of Finance submit to Council each year the detailed estimates of revenues and expenditures of the City for the year;

AND WHEREAS the Vancouver Charter, Section 372 requires that Council adopt the estimates of revenues and expenditures for the City as soon thereafter as possible;

AND WHEREAS the total estimated gross expenditures of the City to pay all debts and obligations of the City falling due in the year 2018, exclusive of the amounts required for school, Greater Vancouver Regional District, Greater Vancouver Transportation Authority, British Columbia Assessment Authority and Municipal Finance Authority purposes and not otherwise provide for, as amended by Council, amount to \$1,407,292,741;

AND WHEREAS the total estimated expenditures as aforesaid is the sum of the appropriation requests of all departments and boards properly supported by detailed analysis of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 2018 from sources other than real property taxes, as amended by Council, amounts to \$655,245,801;

AND WHEREAS the amount of the General Purposes Tax Levy so required is \$752,046,940;

THEREFORE be it resolved that the said estimates, both as to totals and individual items pertaining thereto, of the Director of Finance as so amended by Council be and the same are hereby adopted by Council.

CARRIED (Vote No. 02443)

(Councillors Affleck, Ball, Bremner, and De Genova opposed)

- F. THAT Council approve the 2018 Property Endowment Fund (PEF) Operating Budget of \$51.3 million revenue and \$51.3 million expenses (including transfers) as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget".

CARRIED UNANIMOUSLY (Vote No. 02444)

FURTHER THAT Council approve the following related to the 2018 Capital Budget:

- G. THAT Council approve an increase of \$114.8 million to the 2015-2018 Capital Plan, as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget" and detailed in Appendix C of the same report, reflecting new capital priorities identified in conjunction with the development of the 2018 Capital Budget.

CARRIED (Vote No. 02445)

(Councillors Affleck, Ball, Bremner, and De Genova opposed)

- H. THAT Council approve the varying of \$2.0 million of borrowing authority in the 2015-2018 Capital Plan from "Public Safety and Public Works/Street and Bridge Infrastructure" to "Public Safety and Public Works/Street Lighting, Traffic Signals, Communications Systems."

CARRIED BY THE REQUIRED MAJORITY (Vote No. 02446)

(Councillors Affleck, Bremner and De Genova opposed)

- I. THAT Council approve the diverting of accumulated surplus borrowed funds of \$4.8 million from debt issued under borrowing authority in various borrowing categories in the current and prior capital plans (representing < 1% of cumulative borrowing authority approved in these capital plans) to "Parks and Recreation/Parks":
- i. From debt borrowed under 2009-2011 Borrowing Authority \$3,963,083
  - ii. From debt borrowed under 2012-2014 Borrowing Authority \$827,902
  - iii. From debt borrowed under 2015-2018 Borrowing Authority \$58,946

CARRIED UNANIMOUSLY AND  
 BY THE REQUIRED MAJORITY (Vote No. 02447)

- J. THAT Council approve funding sources for new Capital Projects to begin in 2018 in the amount of \$282.0 million as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget", with specific project detail provided in Appendix A of the same report, of which \$175.9 million is budgeted as expenditure in the 2018 Capital Budget and \$106.1 million is forecast to be spent in future years for projects spanning multiple years.

(\$ millions)	2018 New Funding Requests	2018 Expenditures	Future Year Expenditures
Housing	\$45.8	\$5.2	\$40.6
Childcare	8.8	2.5	\$6.3
Parks, Open Spaces and Recreation	43.8	26.5	17.3
Community Facilities	13.7	5.9	7.8
Civic Facilities	25.2	12.4	12.9
Transportation	45.5	38.8	6.7
Utilities	67.9	63.3	4.6
Equipment and Technology	25.1	15.2	9.9
City-Wide	6.1	6.1	0.0
<b>Total</b>	<b>\$282.0</b>	<b>\$175.9</b>	<b>\$106.1</b>

*NOTE: Totals may not add due to rounding.*

Funding sources as follows:

- Operating revenue that funds capital projects \$41.5 million
- Debenture borrowing \$91.7 million
- Special purpose reserves totalling \$40.0 million:
  - Plant and Equipment Reserve \$16.0 million
  - Capital Facilities Reserve \$8.0 million
  - Hastings Park Reserve \$5.1 million
  - Sewer/Water Rate Stabilization Reserve \$3.6 million
  - Green Fund (Golf Reserve) \$3.2 million
  - OMR (Translink Operations/Maintenance/Repairs) Reserve \$0.8 million
  - Public Art Reserve \$0.8 million
  - Revenue Stabilization Reserve \$0.7 million
  - Signature Project Public Art Reserve \$0.6 million
  - Parking Meter Reserve \$0.5 million
  - LED Reserve \$0.5 million



- Public Art Maintenance Reserve \$0.2 million
- Developer contributions totalling \$67.5 million:
  - Development Cost Levies \$41.2 million
  - Community Amenity Contributions \$26.3 million
- User fees and levies \$8.0 million
- Reallocation of funding from previously approved capital projects \$14.1 million
- Other/External \$19.2 million

CARRIED (Vote No. 02448)

(Councillors Affleck, Ball, Bremner and De Genova opposed)

- K. THAT Council approve the 2018 Capital Budget (expenditure budget) in the amount of \$426.4 million as outlined in Appendix 1 and detailed in Appendix B of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget", consisting of:

(\$ millions)	Previously Approved Projects	New Projects	Total 2018 Expenditures
Housing	\$41.1	\$5.2	\$46.3
Childcare	21.7	2.5	24.2
Parks, Open Spaces and Recreation	38.2	26.5	64.7
Community Facilities	20.8	5.9	26.8
Civic Facilities	19.2	12.4	31.5
Transportation	29.1	38.8	67.8
Utilities	56.6	63.3	119.9
Equipment and Technology	23.8	15.2	39.0
City-Wide	0.0	6.1	6.1
<b>Total</b>	<b>\$250.5</b>	<b>\$175.9</b>	<b>\$426.4</b>

*NOTE: Totals may not add due to rounding.*

CARRIED (Vote No. 02449)

(Councillors Affleck, Ball, Bremner and De Genova opposed)

- L. THAT Staff consider all available programs from senior levels of government and other entities to leverage additional funding to support the City's capital and operating plans. Staff to report back to Council on a regular basis as funds are confirmed.

CARRIED UNANIMOUSLY (Vote No. 02450)

- M. THAT Council approve an additional tax increase of 0.340% to fund the following:

- i. Enabling full implementation of the Housing Vancouver strategy by approving \$1.1m funding for the following:
  - (a) enable a tactical response team to review city-wide regulations and identify new policies and zoning changes to increase housing options in low density neighbourhoods (\$975,000);

- (b) establish a position of Renter Protection Manager to support renters (\$125,000);
- ii. Support work currently being done in engaging with Chinatown stakeholders by approving \$550,000 funding for the following:
  - (a) the Chinatown UNESCO Bid and Reconciliation initiatives, including additional staff resources (\$300,000)
  - (b) support for Chinatown Historic Discrimination programming (\$250,000).
- iii. Responding to the growing need for social service support by increasing funding for social grants by approving an additional \$500,000;
- iv. Reduce the amount of time to achieve permit approvals with an additional investment of \$300,000

CARRIED (Vote No. 02451)  
(Councillors Affleck, Ball, Bremner and De Genova opposed)

- N. THAT staff review the efficacy of the current public survey tools in light of emerging technologies and best practices and report back prior to commencing public outreach on the 2019 budget and 2019-2022 capital plan

CARRIED UNANIMOUSLY (Vote No. 02452)

#### FINAL MOTION AS APPROVED

THAT Council approve the following recommendations related to the 2018 Operating Budget:

- A. THAT Council approve \$34.7 million for the following four investment areas included in the 2018 Operating budget, as detailed in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget" and comprising the following:
  - i. \$15.3 million for initiatives that focus on housing supply, affordability, and critical social issues;
  - ii. \$9.1 million for initiatives to maintain and upgrade utilities, facilities, and streets;
  - iii. \$6.1 million for initiatives to build vibrant communities; and
  - iv. \$4.2 million for initiatives to maintain and improve public safety.
- B. THAT Council approve the Vancouver Board of Parks & Recreation 2018 Operating Budget of \$122,805,851 in expenditures, and \$59,549,538 in fee and program revenues as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget".

- C. THAT Council approve the Vancouver Police Board 2018 Operating Budget of \$307,693,385 in expenditures, and \$22,992,944 in revenues as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget". Included within this amount is a budget of \$3,300,000 in 2018 for the Vancouver Police Board to begin implementation of recommendations in the Vancouver Police Department Operational Review.
- D. THAT Council approve the Vancouver Public Library Board 2018 Operating Budget of \$52,094,440 in expenditures, and \$4,932,000 in fee and program revenues as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget".
- E. THAT Council approve the amended budget resolution, as set out below, thereby adopting the final 2018 Operating Budget as outlined in Appendix 1, and as amended by part M of the motion below, with a property tax increase of 4.24%:

#### **2018 Budget Resolution**

THAT WHEREAS, the Vancouver Charter, Section 219 requires that the Director of Finance submit to Council each year the detailed estimates of revenues and expenditures of the City for the year;

AND WHEREAS the Vancouver Charter, Section 372 requires that Council adopt the estimates of revenues and expenditures for the City as soon thereafter as possible;

AND WHEREAS the total estimated gross expenditures of the City to pay all debts and obligations of the City falling due in the year 2018, exclusive of the amounts required for school, Greater Vancouver Regional District, Greater Vancouver Transportation Authority, British Columbia Assessment Authority and Municipal Finance Authority purposes and not otherwise provide for, as amended by Council, amount to \$1,407,292,741;

AND WHEREAS the total estimated expenditures as aforesaid is the sum of the appropriation requests of all departments and boards properly supported by detailed analysis of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 2018 from sources other than real property taxes, as amended by Council, amounts to \$655,245,801;

AND WHEREAS the amount of the General Purposes Tax Levy so required is \$752,046,940;

THEREFORE be it resolved that the said estimates, both as to totals and individual items pertaining thereto, of the Director of Finance as so amended by Council be and the same are hereby adopted by Council.

- F. THAT Council approve the 2018 Property Endowment Fund (PEF) Operating Budget of \$51.3 million revenue and \$51.3 million expenses (including transfers) as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget".

FURTHER THAT Council approve the following related to the 2018 Capital Budget:

- G. THAT Council approve an increase of \$114.8 million to the 2015-2018 Capital Plan, as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget" and detailed in Appendix C of the same report, reflecting new capital priorities identified in conjunction with the development of the 2018 Capital Budget.
- H. THAT Council approve the varying of \$2.0 million of borrowing authority in the 2015-2018 Capital Plan from "Public Safety and Public Works/Street and Bridge Infrastructure" to "Public Safety and Public Works/Street Lighting, Traffic Signals, Communications Systems."
- I. THAT Council approve the diverting of accumulated surplus borrowed funds of \$4.8 million from debt issued under borrowing authority in various borrowing categories in the current and prior capital plans (representing < 1% of cumulative borrowing authority approved in these capital plans) to "Parks and Recreation/Parks":
- i. From debt borrowed under 2009-2011 Borrowing Authority \$3,963,083
  - ii. From debt borrowed under 2012-2014 Borrowing Authority \$827,902
  - iii. From debt borrowed under 2015-2018 Borrowing Authority \$58,946
- J. THAT Council approve funding sources for new Capital Projects to begin in 2018 in the amount of \$282.0 million as outlined in Appendix 1 of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget", with specific project detail provided in Appendix A of the same report, of which \$175.9 million is budgeted as expenditure in the 2018 Capital Budget and \$106.1 million is forecast to be spent in future years for projects spanning multiple years.

(\$ millions)	2018 New Funding Requests	2018 Expenditures	Future Year Expenditures
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Utilities	67.9	63.3	4.6
Equipment and Technology	25.1	15.2	9.9
City-Wide	6.1	6.1	0.0
<b>Total</b>	<b>\$282.0</b>	<b>\$175.9</b>	<b>\$106.1</b>

*NOTE: Totals may not add due to rounding.*

Funding sources as follows:

- Operating revenue that funds capital projects \$41.5 million
- Debenture borrowing \$91.7 million
- Special purpose reserves totalling \$40.0 million:
  - Plant and Equipment Reserve \$16.0 million
  - Capital Facilities Reserve \$8.0 million
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  - Green Fund (Golf Reserve) \$3.2 million
  - OMR (Translink Operations/Maintenance/Repairs) Reserve \$0.8 million
  - Public Art Reserve \$0.8 million
  - Revenue Stabilization Reserve \$0.7 million
  - Signature Project Public Art Reserve \$0.6 million
  - Parking Meter Reserve \$0.5 million
  - LED Reserve \$0.5 million
  - Public Art Maintenance Reserve \$0.2 million
- Developer contributions totalling \$67.5 million:
  - Development Cost Levies \$41.2 million
  - Community Amenity Contributions \$26.3 million
- User fees and levies \$8.0 million
- Reallocation of funding from previously approved capital projects \$14.1 million
- Other/External \$19.2 million

K. THAT Council approve the 2018 Capital Budget (expenditure budget) in the amount of \$426.4 million as outlined in Appendix 1 and detailed in Appendix B of the Administrative Report dated November 15, 2017, entitled "2018 Capital and Operating Budget", consisting of:

(\$ millions)	Previously Approved Projects	New Projects	Total 2018 Expenditures
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Transportation	29.1	38.8	67.8
Utilities	56.6	63.3	119.9
Equipment and Technology	23.8	15.2	39.0
City-Wide	0.0	6.1	6.1
<b>Total</b>	<b>\$250.5</b>	<b>\$175.9</b>	<b>\$426.4</b>

*NOTE: Totals may not add due to rounding.*

L. THAT Staff consider all available programs from senior levels of government and other entities to leverage additional funding to support the City's capital and operating plans. Staff to report back to Council on a regular basis as funds are confirmed.

CARRIED UNANIMOUSLY (Vote No. 02450)

- M. THAT Council approve an additional tax increase of 0.340% to fund the following:
- i. Enabling full implementation of the Housing Vancouver strategy by approving \$1.1M funding for the following:
    - (a) enable a tactical response team to review city-wide regulations and identify new policies and zoning changes to increase housing options in low density neighbourhoods (\$975,000);
    - (b) establish a position of Renter Protection Manager to support renters (\$125,000);
  - ii. Support work currently being done in engaging with Chinatown stakeholders by approving \$550,000 funding for the following:
    - (a) the Chinatown UNESCO Bid and Reconciliation initiatives, including additional staff resources (\$300,000)
    - (b) support for Chinatown Historic Discrimination programming (\$250,000).
  - iii. Responding to the growing need for social service support by increasing funding for social grants by approving an additional \$500,000;
  - iv. Reduce the amount of time to achieve permit approvals with an additional investment of \$300,000
- N. THAT staff review the efficacy of the current public survey tools in light of emerging technologies and best practices and report back prior to commencing public outreach on the 2019 budget and 2019-2022 capital plan

## COMMUNICATIONS

### 1. Annual Council Appointments 2018

- A. THAT Councillor Raymond Louie be appointed as Acting Mayor in accordance with Section 209 of the Vancouver Charter for the period of January 1 to November 5, 2018.
- B. THAT Council approve the following roster of Councillors to represent Council when requested:

2018	January	Councillor Adriane Carr
	February	Councillor George Affleck
	March	Councillor Melissa De Genova
	April	Councillor Hector Bremner
	May	Councillor Heather Deal
	June	Councillor Andrea Reimer
	July	Councillor Kerry Jang
	August	Councillor Elizabeth Ball
	September	Councillor Adriane Carr
	October	Councillor George Affleck
	November	Councillor Melissa De Genova

- C. THAT Council approve the following appointments for the term January 1 to November 5, 2018:

**Standing Committee on City Finance and Services**  
Councillor Heather Deal (Chair)

**Standing Committee on Policy and Strategic Priorities**  
Councillor Andrea Reimer (Chair)  
Councillor Elizabeth Ball (Vice-Chair)

**Nomination Sub-Committee**  
Councillor Elizabeth Ball  
Councillor Andrea Reimer  
Councillor Tim Stevenson

- D. THAT Council approve the following appointments\* for the term January 1 to November 5, 2018:

**Lower Mainland Local Government Association**  
Councillor Adriane Carr

**Union of British Columbia Municipalities Executive**  
Councillor Kerry Jang

**Vancouver Public Library Board**  
Councillor Tim Stevenson

- E. THAT Council approve the following appointments as non-voting Councillor Liaisons for the term January 1 to November 5, 2018:

**Public Art Committee**  
Councillor Heather Deal

**Vancouver City Planning Commission**  
Councillor Adriane Carr  
Councillor Andrea Reimer

**Vancouver Civic Theatres Board**  
Councillor Elizabeth Ball

ADOPTED ON CONSENT (Vote No. 0263)

#### ADMINISTRATIVE REPORTS

1. **Approval of Council Initiative - Proposed Creekside BIA  
November 10, 2017**

- A. THAT Council approve the Creekside Economic Development Association as sponsor for the proposed Creekside BIA.

- B. THAT Council approve the commencement of a Council Initiative to establish the proposed Creekside BIA, for a 5-year term commencing April 1, 2018;  
  
FURTHER THAT Council forward the application of the Creekside Economic Development Association to a hearing of the Court of Revision.
- C. THAT the City notify property owners and tenants within the area (outlined in Appendix A of the Administrative Report dated November 10, 2017, entitled "Approval of Council Initiative - Proposed Creekside BIA") of the proposed BIA and BIA levy.
- D. THAT Council approve a 5-year (2018-2023) funding-ceiling of \$2,303,649 for the proposed Creekside BIA, subject to Council approval of the proposal.

ADOPTED ON CONSENT (Vote No. 0264)

**2. 1300 Block Granville Street (Granville Loops) - Closure and Consolidation of City Lands and Streets  
November 28, 2017**

THAT Council close, stop-up, and consolidate with the City owned lot at 777 Pacific Street, the 963.8 square metre and 373.3 square metre portions of street (the "Old Roads") generally as shown hatched on the sketch attached as Appendix B1 to the Administrative Report dated November 28, 2017, entitled, "1300 Block Granville Street (Granville Loops) - Closure and Consolidation of City Lands and Streets" subject to the terms and conditions as noted in Appendix A of the same report.

ADOPTED ON CONSENT (Vote No. 02465)

**3. Lease for Joy Kogawa House - 1450 West 64<sup>th</sup> Avenue  
November 14, 2017**

- A. THAT Council authorize the Director of Real Estate Services to negotiate and execute a lease (the "Lease") with the Historic Joy Kogawa House Society (the "Society"), for the lands and building known as the Joy Kogawa House located at 1450 West 64th Avenue, legally described as: *PID: 006-743-935, Lot 3 of the North ½ of Lot 2 Block B District Lots 319, 323, and 324, Plan 6588* (the "Premises") on the following basic lease terms together with the terms attached as Appendix A to the Administrative Report dated November 14, 2017, entitled "Lease for Joy Kogawa House - 1450 West 64<sup>th</sup> Avenue":

Term and Renewal: Ten (10) years with one (1) option to renew for a further ten (10) years.

Rent: Ten dollars (\$10.00) for the term and renewal term, inclusive of payment in lieu of property taxes.

Form of lease: The Lease is to be based on the City's Precedent Lease for Non-Profit Entities (Nominal Rent), drawn to the satisfaction of the Director of Real



Estate Services, the Director of Legal Services and the Managing Director of Cultural Services.

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

ADOPTED ON CONSENT AND  
A BY THE REQUIRED MAJORITY (Vote No. 02460)

**4. 2017 Animal Welfare Grants  
November 14, 2017**

THAT Council approve three (3) Animal Welfare Grants totalling \$11,247, the total amount allocated in the 2017 budget for this purpose, to the following organizations:

- i. Small Animal Rescue Society of British Columbia for \$2,500
- ii. Greyhaven Exotic Bird Sanctuary for \$5,000
- iii. Critter Care Wildlife Society for \$3,747

Source of the funds will be the 2017 Animal Welfare Grants Budget.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY (Vote No. 02466)

**5. West End Pilot Participatory Budgeting Process  
December 1, 2017**

- A. THAT Council authorize the Director of Communications and General Manager of Finance, Risk, and Supply Chain Management to undertake a Participatory Budgeting Pilot in the West End in 2018 and agree to a funding formula that allots up to a *maximum* of \$175,000 of the incremental net revenues from the market-based West End residential parking permit sales for funding and implementation, as available.
- B. THAT Council direct staff to report in Q4 of 2018 on the results of the Participatory Budgeting Pilot including an evaluation of the 2018 Participatory Budgeting Pilot process and options for Participatory Budgeting Processes in the 2019 and future years' annual budget cycle.

ADOPTED ON CONSENT (Vote No. 02467)

**6. 95 East 1<sup>st</sup> Avenue and 1847 Main Street - Social Housing Operator Selection and Lease Terms  
December 7, 2017**

- A. THAT Council approve the Community Land Trust Foundation of BC ("the Land Trust") as the selected non-profit partner to operate:

- i. the 135 unit social housing building located at 95 East 1st Avenue and legally described as PID: 029-631-785, Lot 355, Plan EPP426205, District Lot FC NWD Group 1 (the "Social Housing Building"); and
  - ii. the future Air Space Parcel containing 30 social housing units and artist production space at 1847 Main Street, currently legally described as PID: 030-275-768, Lot 1, Block 14, District Lot 200A Group 1 New Westminster, Plan EPP53535 (the "ASP").
- B. THAT Council authorize the General Manager of Real Estate and Facilities Management to negotiate and execute a lease with the Land Trust for 95 East 1<sup>st</sup> Avenue on terms and conditions outlined in this report including:
  - a term of 60 years;
  - a lease payment of \$20.5 million to be paid to the City by the end of the first year of operation;
  - at least 10 of the social housing units in the Social Housing Building must be rented at Income Assistance rates to individuals who are participating in the "STEP" pilot program (typically at shelter rates); at least 54 units are to be at rents affordable to people who earn up to Housing Income Limits ("HILs") averaging approximately 70% of HILs (rent geared to 30% of income); and the remaining 71 units to be at Low End of Market ("LEM") rents;
  - adherence to the respective Operating Agreement and Service Level Agreements;
  - all revenues generated from the project to be reinvested to: i) fund the Operating Reserve, and/or ii) augment the Capital Replacement Reserve, and/or iii) maintain and enhance housing affordability throughout the life of the project, and/or iv) fund payment of identified capital maintenance or replacement costs, and/or v) create or acquire new affordable housing within the City of Vancouver;
  - the operator to provide insurance required by the City of Vancouver; and
  - a requirement to pay a proportionate share (to be negotiated and defined within the Reciprocal Easement and Indemnity Agreement) of maintenance and replacement costs for common aspects of the respective developments.
- C. THAT Council authorize the General Manager of Real Estate and Facilities Management to negotiate and execute a lease for the Air Space Parcel (ASP) at 1847 Main Street on terms and conditions outlined in this report including:
  - a term of 60 years;
  - a nominal lease payment to be paid to the City by the end of the first year of operation;
  - all 30 social housing units in the ASP for low-income artists are to be below HILs and rent geared to 30% of income. Rents are to range from the shelter component of Income Assistance to a maximum of the HILs thresholds, averaging approximately 70% of HILs;
  - adherence to the respective Operating Agreement and Service Level Agreements;
  - all revenues generated from the respective project to be reinvested to: i) fund the Operating Reserve, and/or ii) augment the Capital Replacement Reserve, and/or iii) maintain and enhance housing affordability throughout

- the life of the project, and/or iv) fund payment of identified capital maintenance or replacement costs, and/or v) create or acquire new affordable housing within the City of Vancouver;
  - the operator to provide insurance required by the City of Vancouver; and
  - a requirement to pay a proportionate share (to be negotiated and defined within the Reciprocal Easement and Indemnity Agreement) of maintenance and replacement costs for common aspects of the respective developments.
- D. THAT Council authorize the General Manager of Community Services to negotiate and execute an Operating Agreement with the Land Trust for both 95 East 1<sup>st</sup> Avenue and 1847 Main Street on terms and conditions substantially as set out in the form of the Operating Agreement attached as Appendix A and otherwise approved by the General Manager of Community Services and the Director of Legal Services.
- E. THAT no legal rights or obligations shall arise or be created by A through D above unless and until all legal documentation has been executed and delivered by respective parties.

ADOPTED ON CONSENT AND  
B and C BY THE REQUIRED MAJORITY (Vote No. 02468)

#### POLICY REPORTS

1. **Banning the sale of Cats, Dogs and Rabbits in Retail Outlets  
November 14, 2017**
- A. THAT Council approve amendments to the Business Prohibition By-law No. 5156 and License By-law No. 4450 which introduce new pet store regulations, generally as set out in Appendices A and B of the Administrative Report dated November 14, 2017, entitled "Banning the Sale of Cats, Dogs and Rabbits in Retail Outlets" .
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment amendments to the Business Prohibition By-law No. 5156 and License By-law No.4450 as set out in Appendices A and B of the Administrative Report dated November 14, 2017, entitled "Banning the Sale of Cats, Dogs and Rabbits in Retail Outlets" respectively, to be effective immediately.

ADOPTED ON CONSENT AND  
A BY THE REQUIRED MAJORITY (Vote No. 02469)

2. **CD-1 Text Amendment: 4176 Alexandra Street (York House School)  
October 31, 2017**
- A. THAT the application by Acton Ostry Architects on behalf of the York House School Society, the registered owner, to amend CD-1 (288) By-law No. 7045 for 4176 Alexandra Street [PID: 007-993-811; Block 670, District Lot 526, Plan 13908] to permit the development of a phased master plan for the York House School campus, to increase the floor space ratio (FSR) from 0.85 to 1.71 FSR,

increase the height from 10.7 m (35 ft.) to 16.2 m (53 ft.), and amend the accessory auditorium use and maximum student enrolment, be referred to a Public Hearing together with:

- (i) plans prepared by Acton Ostry Architects, received on December 15, 2016;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated October 31, 2017, entitled "CD-1 Text Amendment: 4176 Alexandra Street (York House School)"; 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 October 31, 2017, entitled "CD-1 Text Amendment: 4176 Alexandra Street (York House School)";

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

ADOPTED ON CONSENT (Vote No. 02477)

**3. CD-1 Rezoning: 8378-8432 Oak Street  
November 28, 2017**

- A. THAT the application by Bold Properties (Oak St.) LP, on behalf of Bold Properties (Oak St.) Nominee Inc., the registered owner, to rezone 8378-8432 Oak Street [*Lots F, H, I and J, all Except the West 7 Feet and the East 10 Feet,*

*Now Highways, and Lot G, Except the East 10 Feet and the West 7 Feet, Now Highways, all of Lot 32, Block B, District Lots 319, 323 and 324, Plan 2010; PIDs 014-110-016, 008-407-177, 014-110-032, 014-110-067, and 008-762-350 respectively]* from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 2.50 FSR and the height from 9.2 m (30 ft.) to 22.1 m (73 ft.) to permit the development of a six-storey residential building containing a total of 38 market residential units, be referred to a Public Hearing together with:

- (i) plans prepared by Gateway Architecture Inc., received on April 28, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated November 28, 2017, entitled "CD-1 Rezoning: 8378-8432 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, 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 November 28, 2017, entitled "CD-1 Rezoning: 8378-8432 Oak 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 A and B above be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and the expenditure of funds or incurring of costs is at the sole risk of the person making the expenditures or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the sole risk of the property owner;
  - (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. 02470)

4. **CD-1 Rezoning: 58 West Hastings Street  
November 28, 2017**

- A. THAT the application by the Vancouver Chinatown Foundation (prospective leaseholder) on behalf of the City of Vancouver (property owner) and Vancouver Coastal Health (prospective healthcare operator) to rezone 58 West Hastings Street [*PID 027-736-032; Lot 1, Block 29, District Lot 541, Group 1, New Westminster District Plan, BCP39144*] from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 5.00 to 6.40 to allow for the construction of an 10-storey mixed-use building with commercial uses and an integrated health services centre on floors one to three, and residential units above, all of which will be secured social housing, be referred to a Public Hearing, together with:
- (i) plans prepared by W. T. Leung Architects Inc., received October 5, 2017;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated November 28, 2017, entitled "CD-1 Rezoning: 58 West Hastings Street"; 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 November 28, 2017, entitled "CD-1 Rezoning: 58 West Hastings Street", be referred to the same Public Hearing;

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

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated November 28, 2017, entitled "CD-1 Rezoning: 58 West Hastings Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of 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 November 28, 2017, entitled "CD-1 Rezoning: 58 West Hastings Street";

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

- E. THAT, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in Appendix B of the Policy Report dated November 28, 2017, entitled "CD-1 Rezoning: 58 West Hastings Street";, the Director of Legal Services be instructed to prepare the necessary Housing Agreement 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; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 02471)

**5. CD-1 Rezoning: 6679-6695 Main Street (191 East 51<sup>st</sup> Avenue)  
November 28, 2017**

- A. THAT the application by SKA Properties Inc., on behalf of HWP 6679 Main Street Ltd., the registered owner, to rezone 6679-6695 Main Street (191 East 51<sup>st</sup> Avenue) [*PID 008-957-452; Lot A, Block 3, District Lot 651, Plan 21490*] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 2.50 to 3.55 and the building height from 13.8 m (45 ft.) to 22.3 m (73 ft.) to permit the development of a six-storey mixed-use building with 28 secured market rental housing units, be referred to a Public Hearing, together with:
  - (i) plans prepared by F. Adab Architects Inc., received on April 26, 2017;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated November 28, 2017, entitled "CD-1 Rezoning: 6679-6695 Main Street (191 East 51<sup>st</sup> Avenue)"; 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 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 November 28, 2017, entitled "CD-1 Rezoning: 6679-6695 Main Street (191 East 51<sup>st</sup> Avenue)", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the property owner(s) and their mortgagee(s) prior to enactment of the CD-1 By-law contemplated by the above-noted report.
- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated November 28, 2017, entitled "CD-1 Rezoning: 6679-6695 Main Street (191 East 51<sup>st</sup> Avenue)", be referred to the same Public Hearing;

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

- 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 November 28, 2017, entitled "CD-1 Rezoning: 6679-6695 Main Street (191 East 51<sup>st</sup> Avenue)";

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; and
  - (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. 02472)



**6. CD-1 Rezoning: 1296 West Broadway  
November 28, 2017**

- A. THAT the application by IBI Group on behalf of 1061511 B.C. Ltd (Jameson Development Corp.) to rezone 1296 West Broadway [*Lots 1, 2 and 3, Block 353, District Lot 526, Plan 590; PIDS: 015-185-303, 015-185-311 and 015-185-320 respectively*] from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 3.0 to 7.07 and the maximum building height to 52 m (170.8 ft.), measured from a geodetic elevation of 99.24 m (325.58 ft.) to permit the development of a 16-storey mixed-use building containing commercial and retail uses and 153 for-profit rental housing units, be referred to a public hearing, together with:
- (i) plans prepared by IBI Group, received January 5, 2017;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated November 28, 2017, entitled "CD-1 Rezoning: 1296 West Broadway"; 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 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 November 28, 2017, entitled "CD-1 Rezoning: 1296 West Broadway", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by the above-noted report, 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.
- C. 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 November 28, 2017, entitled "CD-1 Rezoning: 1296 West Broadway", be referred to the same Public Hearing;

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

- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated November 28, 2017, entitled "CD-1 Rezoning: 1296 West Broadway";

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

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

ADOPTED ON CONSENT (Vote No. 02473)

**7. CD-1 Rezoning: 1500 West Georgia Street  
November 28, 2017**

- A. THAT the application by Francl Architecture in conjunction with Büro Ole Scheeren, on behalf of Bosa Properties (1500 Holdco) Inc., to rezone 1500 West Georgia Street [*Amended Lots 7 (see 42783L) and 8 (see 42783L), and Lots 9 and 10, all of Block 43, District Lot 185, Plan 92; PIDs 015-738-663, 015-738-680, 015-738-701 and 015-738-710 respectively*], from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 6.00 to 10.82 and the building height from 91.4 m to 134.0 m to permit the development of a 43-storey tower containing 220 market strata residential units while retaining the existing office building on the site, be referred to a Public Hearing, together with:
- (i) plans prepared by Francl Architecture in conjunction with Büro Ole Scheeren, received February 14, 2017;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated November 28, 2017, entitled "CD-1 Rezoning: 1500 West Georgia 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 November 28, 2017, entitled "CD-1 Rezoning: 1500 West Georgia 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 approval of the rezoning application, 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 November 28, 2017, entitled "CD-1 Rezoning: 1500 West Georgia Street";

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

- D. THAT, subject to approval of the rezoning application, the Parking By-law be amended to include this CD-1 in Schedule C and to provide parking regulations generally as set out in Appendix C of the Policy Report dated November 28, 2017, entitled "CD-1 Rezoning: 1500 West Georgia Street";

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

- E. THAT Council add 1500 West Georgia Street (the "Crown Life Place") to the Vancouver Heritage Register in the "A" evaluation category.

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

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

ADOPTED ON CONSENT (Vote No. 02474)

**8. CD-1 Text Amendment: 1128 West Georgia Street  
November 28, 2017**

- A. THAT the application by James KM Cheng Architects Inc., on behalf of KBK No. 11 Ventures Ltd., to amend CD-1 (426) By-law No. 8943 for 1128 West Georgia Street (1119 Alberni Street) [*PID: 027-700-291, Air Space Parcel 3, Block 18, District Lot 185, Group 1, New Westminster District, Air Space Parcel Plan BCP38696; and PID: 017-483-093, Lot G, Block 18, District Lot 185, Group 1, New Westminster District, Plan LMP1597 Except Air Space Parcel Plan BCP38696*] to increase the floor space ratio from 13.41 to 13.50 to allow for expansion of uses accessory to the hotel presently on the site, be referred to public hearing, together with:
- (i) a draft by-law amendment, generally as presented in Appendix A of the Policy Report dated November 28, 2017, entitled "CD-1 Text Amendment: 1128 West Georgia Street";
  - (ii) revised building floor plans generally prepared James K.M. Cheng Architects Inc. received March 21, 2017 as presented in Appendix C of the above-noted report; 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 amending by-law, generally in accordance with Appendix A of the above-noted report, for consideration at public hearing.

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

ADOPTED ON CONSENT (Vote No. 02475)

## OTHER REPORTS

### 1. New Street Adjacent to Graveley Street

- A. THAT the new street adjacent to 3580 Graveley Street, shown on the graphic attached as Appendix A of the Other Report dated November 22, 2017, entitled "New Street Adjacent to Graveley Street", be named "Valiant Street".
- B. THAT the Director of Legal Services be instructed to bring forward the appropriate amendment to the Street Name By-law.

ADOPTED ON CONSENT (Vote No. 02476)

## BY-LAWS

Prior to the vote, Councillors Bremner and De Genova both advised they had reviewed the proceedings of the meetings related to By-laws 16 and 23 and would be voting on the enactments.

MOVED by Councillor Jang  
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

- 1. A By-law to amend Sewer and Watercourse By-law No. 8093 regarding 2018 fee increases (By-law No. 11979)
- 2. A By-law to amend Water Works By-law No. 4848 Regarding 2018 Water Rates and Fees and Housekeeping Amendments (By-law No. 11980)
- 3. A By-law to amend Solid Waste By-law No. 8417 regarding 2018 fee increases and miscellaneous amendments (By-law No. 11981)
- 4. A By-law to amend Energy Utility System By-law No. 9552 regarding 2018 Updates to Levies and Charges (By-law No. 11982)
- 5. A By-law to amend Crossing By-law No. 4644 regarding 2018 fee increases (By-law No. 11983)
- 6. A By-law to amend Encroachment By-law No. 4245 regarding 2018 fee increases (By-law No. 11984)
- 7. A By-law to amend Granville By-law No. 9978 regarding 2018 Fee Increases (By-law No. 11985)

8. A By-law to amend Street Distribution of Publications By-law No. 9350 regarding 2018 fee increases (By-law No. 11986)
9. A By-law to amend Street and Traffic By-law No. 2849 regarding 2018 fee increases (By-law No. 11987)
10. A By-law to amend Street Utilities By-law No. 10361 regarding 2018 fee increases (By-law No. 11988)
11. A By-law to amend Street Vending By-law No. 10868 regarding 2018 fee increases (By-law No. 11989)
12. A By-law to authorize the borrowing of certain sums of Money from January 8, 2018, to January 7, 2019, pending the collection of real property taxes (By-law No. 11990)
13. A By-law to amend Street Name By-law No. 4054 regarding the naming of various West End lanes (By-law No. 11991)
14. A By-law to amend Street and Traffic By-law No. 2849 regarding jay walking and elephants' feet markings (By-law No. 11992)
15. A By-law to designate certain real property as protected heritage property (1523 Davie Street - Gabriola Mansion) (By-law No. 11993)
16. A By-law to designate certain real property as protected heritage property (809 West 23<sup>rd</sup> Avenue - AMORC Temple) (By-law No. 11994)  
*(Mayor Robertson ineligible for the vote)*
17. A By-law to enact a Housing Agreement for 969 Burrard Street and 1019-1045 Nelson Street (By-law No. 11995)
18. A By-law to amend Building By-law No. 10908 regarding Residential Security Improvements and Miscellaneous Housekeeping amendments (By-law No. 11996)
19. A By-law to amend Electrical By-law No. 5563 regarding miscellaneous Housekeeping amendments (By-law No. 11997)
20. A By-law to amend Street Name By-law No. 4054 regarding the naming of a new street (By-law No. 11998)
21. A By-law to Amend Business Prohibition By-law No. 5156 Regarding the Sale of Dogs, Cats and Rabbits in Pet Stores (By-law No. 11999)
22. A By-law to Amend License By-law No. 4450 Regarding the Sale of Dogs, Cats and Rabbits by Pet Stores (By-law No. 12000)
23. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (5733 Alberta Street and 376-392 West 41<sup>st</sup> Avenue) (By-law No. 12001)  
*(Mayor Robertson ineligible for the vote)*

24. A By-law to enact a Housing Agreement for 201-262 West King Edward Avenue (By-law No. 12002)
25. A By-law to amend Parking By-law No. 6059 Regarding Relaxation and Payment-in-lieu (855 Granville Street) (By-law No. 12003)

## MOTIONS

### A. Administrative Motions

1. **1300 Block Granville Street (Granville Loops) - Closure and Consolidation of City Lands and Streets**

MOVED by Councillor Stevenson  
SECONDED by Councillor Reimer

#### THAT 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. There is a proposal to re-develop Lot D Block 112 District Lot 541 Plan LMP4818 ("Lot D");
3. The proposal requires the closure of a 963.8 square metre portion and a 373.3 square metre portion of road, both portions of road being adjacent to Lot D (the "Old Roads");
4. The Old Roads to be closed were dedicated as road by the deposit of Plan LMP4818;
5. The Old Roads are to be consolidated with Lot D to form a single parcel (the "Single Parcel");
6. The City will register Options to Purchase and Statutory Rights of Way over the Single Parcel for future relocated roads to be dedicated when the Single Parcel is re-developed;
7. The Old Roads are no longer required for municipal purposes except for the Options to Purchase and Statutory Rights of Way that will be registered over the Single Parcel.

THEREFORE BE IT RESOLVED THAT all the 963.8 square metre and the 373.3 square metre portions of road adjacent to Lot D Block 112 District Lot 541 Plan LMP4818 ("Lot D"), the same as shown in heavy outline on the Reference Plan prepared by Robert Glass, B.C.L.S., completed on the 27<sup>th</sup> day of November, 2017, and numbered Plan EPP76940 be closed, and stopped-up; and

BE IT FURTHER RESOLVED THAT the said portions of road to be closed be consolidated with said Lot D to create a single parcel to the satisfaction of the Director of Legal Services.

CARRIED UNANIMOUSLY

## 2. 2018 Budget Resolution

MOVED by Councillor Louie  
SECONDED by Councillor Deal

THAT WHEREAS, the Vancouver Charter, Section 219 requires that the Director of Finance submit to Council each year the detailed estimates of revenues and expenditures of the City for the year;

AND WHEREAS the Vancouver Charter, Section 372 requires that Council adopt the estimates of revenues and expenditures for the City as soon thereafter as possible;

AND WHEREAS the total estimated gross expenditures of the City to pay all debts and obligations of the City falling due in the year 2018, exclusive of the amounts required for school, Greater Vancouver Regional District, Greater Vancouver Transportation Authority, British Columbia Assessment Authority and Municipal Finance Authority purposes and not otherwise provide for, as amended by Council, amount to \$1,407,292,741;

AND WHEREAS the total estimated expenditures as aforesaid is the sum of the appropriation requests of all departments and boards properly supported by detailed analysis of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 2018 from sources other than real property taxes, as amended by Council, amounts to \$655,245,801;

AND WHEREAS the amount of the General Purposes Tax Levy so required is \$752,046,940;

THEREFORE be it resolved that the said estimates, both as to totals and individual items pertaining thereto, of the Director of Finance as so amended by Council be and the same are hereby adopted by Council.

CARRIED UNANIMOUSLY



**B. Motions on Notice**

**1. Preserving Livable/Usable Space in One and Two Family Homes**

MOVED by Acting Mayor Louie  
SECONDED by Councillor Jang

WHEREAS

1. The City of Vancouver is committed to addressing climate change by reducing greenhouse gas emissions from building operations, including measures to increase the amount of thermal insulation;
2. The by-law amendments proposed by staff in November 2017, including an exclusion of 2% of floor area for one and two family houses, in response to the Council motion of February 2017, referencing changes in the Building By-law, were not intended to address previous floor area exclusions in the Zoning and Development By-law related to insulation or rain screen construction, or the effect of changes to the Building By-law before 2014;
3. A floor area exclusion for thermal insulation meeting the Building By-law was introduced in 2008 in Vancouver but not in other jurisdictions when typical wall construction in British Columbia increased by approximately two inches or 2% of area, and was rescinded in 2015 when typical construction increased by approximately two inches further to meet new insulation requirements;
4. Since 2008 the typical wall in a one or two family house has increased in depth by approximately four inches or 4% of area to accommodate the increased insulation requirements of the Building By-law;
5. A floor area exclusion for walls designed to control building envelope leaks through rain screen construction was previously available to one and two family houses in the Zoning and Development By-law;
6. The exclusion of floor area from detached houses that meet the minimum requirements of the Building By-law may have unintended impacts such as increasing their built volume which may affect available green space and neighbourhood fit, and increasing their sale price which may make future transitions to increased densities of dwelling units more difficult;
7. The City of Vancouver includes an aging population and is committed to ensuring accessibility for the elderly and those persons with disabilities;
8. The accessibility requirements for one and two family houses in the 2014 Building By-law may affect the usable dimensions of some rooms, particularly on small lots;
9. A number of one and two family house builders have expressed support for meeting accessibility needs but have expressed an interest in exploring solutions that provide flexibility to maintain usable space.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to bring forward recommendations to adjust the Zoning By-law to maintain previously available usable space in small one and two family houses prior to the 2008 adopted Zoning By-law and future contemplated insulation and rain screen requirements during the regulatory review planned for 2018.
- B. THAT Council direct staff to explore opportunities to provide flexibility in meeting accessibility needs in order to maintain the amount of usable space prior to the introduction of the accessibility provisions in the 2014 Building By-law for small one and two family houses as part of the planned regulatory review in 2018;

FURTHER THAT the review be done in consultation with the Persons With Disabilities Advisory Committee, the Seniors' Advisory Committee and other community stakeholders.

CARRIED UNANIMOUSLY (Vote No. 02453)

**2. West Point Grey Rental Density for Students and Seniors**

MOVED by Councillor Bremner  
SECONDED by Councillor De Genova

WHEREAS

1. The 3 year housing strategy (2018-2021) identifies changes to the city's low density neighborhoods as a high priority;
2. The 10 Year Housing Strategy includes allowing low rise housing forms in low density neighborhoods and supports creation and expansion of "missing middle" housing;
3. The 10 year housing strategy identifies the need to "...deliver large increases in rental, social, and ground-oriented market housing across the city." as part of Priority Area 1;
4. There is a shortage of available housing for elderly residents seeking smaller housing options to replace their existing single-family homes;
5. There is a shortage of available housing near the University of British Columbia for both students and faculty;
6. This shortage has resulted in students and faculty commuting long distances, leading to congestion on the road and transit works, loss of productivity and increased greenhouse gas emissions;

7. The current system of rezoning individual lots for comprehensive development is a major source of uncertainty, delay and costs for small and medium-sized builders;
8. The City of Vancouver currently forbids homes on lots smaller than 12,000 or 18,000 square feet in northwest Point Grey (NWPG hereafter), and homes in this area typically sell for upwards of \$20M as a result;
9. Displacement of low-income residents is of primary concern, and is exceedingly unlikely to occur in wealthy areas such as NWPG.

THEREFORE BE IT RESOLVED THAT the General Manager of Planning, Urban Design and Sustainability be instructed to direct staff to prepare a proposed application and staff report in support of amendments to the Zoning and Development By-law and Parking By-law to rezone Northwest Point Grey (NWPG) north of 4<sup>th</sup> Avenue and west of Blanca Street and revise applicable policies and regulations in order to consider:

- Increasing the diversity of low-rise housing forms allowed in NWPG
- Continuing to allow single-family homes outright
- Allowing 6-storey multi-family buildings up to 3 FSR, provided they are any of the following:
  - Secured market rental housing
  - Social housing
  - Seniors supportive or assisted housing
- Reducing or eliminating parking minimums on parcels within 800 metres of a frequent transit stop (defined as every 15 minutes or less on weekdays)
  - Eliminating parking minimums for secure market rental housing, social housing, or seniors housing. According to research by Metro Vancouver renter households are more likely use public transit
- A new District Schedule for NWPG based on the proposed schedule attached as Appendix A to the motion on the Regular Council meeting agenda of December 12, 2017, entitled "West Point Grey Rental Density for Students and Seniors"
- Applying an appropriate fixed Community Amenity Contribution (CAC) to any floor space above what is currently allowed under RS-1 zoning
- Basing this approach on the precedent in the Norquay Village RM-9 zone
- Determining the exact amount of CAC through consultation
- Reducing CACs for the preservation and creation of public amenities
- Basing this approach on recouping land lift for use by the City, while providing certainty and a minimum of red tape for developers.

FURTHER THAT staff be directed to report back to Council with the report as soon as is practicable in order for Council to consider referring the matter to a public hearing.

referred

REFERRAL MOVED by Councillor Deal  
SECONDED by Councillor Jang

THAT Council refer the motion "West Point Grey Rental Density for Students and Seniors" to staff as part of the implementation of the new Housing Vancouver Strategy, which seeks to transform all low density neighbourhoods, not just West Point Grey, by bringing forward to Council new policies and zoning changes to add new housing options on low-density lots throughout Vancouver, starting in 2018.

CARRIED (Vote No. 02454)  
(Councillors Affleck, Ball, Bremner and De Genova opposed)

### 3. Reporting Data on Secondary Suites

The following motion contains changes to the original motion on notice which were accepted by Council.

MOVED by Councillor Carr  
SECONDED by Councillor Reimer

#### WHEREAS

1. As of the 2016 census, the City of Vancouver had an estimated 30,125 secondary suites;
2. According to information provided to Council by City Staff, approximately 5,000 of these secondary suites are legal;
3. Anecdotally, some illegal secondary suites have been closed by City building inspectors.

#### THEREFORE BE IT RESOLVED

- A. THAT City Council direct staff to report back in spring of 2018 on:
  - the number of long term rental suites occupied by renters that have been deemed unable to be occupied by City building inspectors in 2017
  - the reasons the suites are deemed to be unable to be occupied
  - the type of suites deemed to be unable to be occupied
  - where data is unavailable, costly to gather, or difficult to obtain, staff provide information on what additional resources it would require to get a full picture on the item.
- B. THAT City Council direct staff to include in Housing and Homelessness annual reports:
  - the number of long term rental suites that have been deemed unable to be occupied that year

- the total number of suites that have been registered as long term rental suites by type of suite

amended

AMENDMENT MOVED by Councillor De Genova  
SECONDED by Councillor Bremner

THAT the following be added as a fourth bullet point under A:

- The average amount of money a homeowner spends on making a secondary suite legal

CARRIED (Vote No. 02478)  
(Councillors Jang and Stevenson opposed  
(Councillor Bremner absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY  
(Vote No. 02480).

#### FINAL MOTION AS APPROVED

##### WHEREAS

1. As of the 2016 census, the City of Vancouver had an estimated 30,125 secondary suites;
2. According to information provided to Council by City Staff, approximately 5,000 of these secondary suites are legal;
3. Anecdotally, some illegal secondary suites have been closed by City building inspectors.

##### THEREFORE BE IT RESOLVED

- A. THAT City Council direct staff to report back on the information below in spring of 2018 on long term rental suites, including secondary suites:
  - the number of long term rental suites occupied by renters that have been deemed unable to be occupied by City building inspectors in 2017;
  - the reasons the suites are deemed to be unable to be occupied;
  - the type of suites deemed to be unable to be occupied;
  - the average amount of money a homeowner spends on making a secondary suite legal
  - where data is unavailable, costly to gather, or difficult to obtain, staff provide information on what additional resources it would require to get a full picture on the item.

- B. THAT City Council direct staff to include in Housing and Homelessness annual reports:
- the number of long term rental suites that have been deemed unable to be occupied that year ;
  - the total number of suites that have been registered as long term rental suites by type of suite.

#### NEW BUSINESS

1. Request for Leave of Absence

MOVED by Councillor Ball  
SECONDED by Councillor Jang

THAT Councillor De Genova be granted leave of absence for personal reasons for meetings to be held Thursday, December 14, 2017.

CARRIED UNANIMOUSLY (Vote No. 02479)

#### ADJOURNMENT

MOVED by Councillor Stevenson  
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:18 pm.

\* \* \* \* \*