



REGULAR COUNCIL MEETING MINUTES

JANUARY 30, 2018

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 30, 2018, at 9:38 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

CITY CLERK'S OFFICE: Janice MacKenzie, City Clerk
Terri Burke, Meeting Coordinator

WELCOME

The Mayor acknowledged we are on the unceded homelands of the Musqueam, Squamish and Tsleil-Waututh Nations and gave thanks for their generosity and hospitality on these lands.

PROCLAMATION - Lunar New Year Celebration Week

The Mayor proclaimed the week of February 14 to 21, 2018, as Lunar New Year Celebration Week in the city of Vancouver and invited the following people to the podium to accept the Proclamation and say a few words:

- Chinese Benevolent Association - Jun Ing
- Vancouver Chinatown Merchants' Association - Brian Yu
- SUCCESS - Donnie Wing
- Chinese Freemasons - Cecil Fung
- Shon Yee - Brian Jang

IN CAMERA MEETING

MOVED by Councillor Deal
SECONDED by Councillor Jang

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

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;
- (c) labour relations or other employee relations;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;
- (g) litigation or potential litigation affecting the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Regular Council - January 16, 2018

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting of January 16, 2018, be approved.

CARRIED UNANIMOUSLY

2. Public Hearing - January 16 and 18, 2018

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Public Hearing of January 16 and 18, 2018, be approved.

CARRIED UNANIMOUSLY

3. Regular Council (Policy and Strategic Priorities) - January 17, 2018

MOVED by Councillor Jang
SECONDED by Councillor Deal

THAT the Minutes of the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of January 17, 2018, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT Council adopt Communication 1, Administrative Report 1, Policy Reports 1 to 4, and 6, on consent.

CARRIED UNANIMOUSLY

REPORT REFERENCE

1. 2018 Assessment Roll

Paul Borgo, Acting Assessor, and Grant McDonald, Deputy Assessor, BC Assessment, provided a presentation on the 2018 Assessment Roll, including assessment cycle and key dates, change in market movement, total roll value, distribution of value change, and market hot spots.

Mr. Borgo and Mr. McDonald, along with staff from Financial Planning and Analysis, responded to questions.

2. United 2026 Bid

Michelle Collens, Manager, Sport Hosting Vancouver, along with Ken Cretney, Chair, Board of Directors, Tourism Vancouver, Kjeld Brodsgaard, President, BC Soccer, and Bob Lenarduzzi, President, Vancouver Whitecaps FC, provided a presentation on the United 2026 Bid,

including host city candidates, reasons for the bid, economic impact, timeline, agreements needed, obligations, and next steps.

Ms. Collens, along with Malcolm Bromley, General Manager, Parks and Recreation, and the City Manager, responded to questions.

MOVED by Mayor Robertson
SECONDED by Councillor Carr

- A. THAT, subject to B through G below, the City sign and deliver the Host City Agreement, Host City Declaration, Legal Opinion and any ancillary documents and the City recommend the Park Board approve of signing and delivering the related Training Site Agreement, Legal Opinion, and any ancillary documents (collectively, the "Vancouver 2026 Bid Documents") to the Canada Soccer Association ("CSA") and/or United Bid Committee ("UBC") in support of their bid (the "2026 Bid") to have Canada, Mexico and the USA jointly host the FIFA 2026 Men's World Cup in North America.
- B. THAT, subject to C through G below, the City enter into a multi-party cost-sharing agreement ("Multi-Party Agreement") with the Federal and Provincial Governments (as well as other Canadian candidate cities such as Edmonton, Montreal, and Toronto, and their respective provincial governments, and possibly other bid participants) whereby Canada and/or British Columbia agrees to carry out for the City and its Park Board or reimburse the City and its Park Board for the costs of carrying out those obligations assumed by them signing the Vancouver 2026 Bid Documents (save and except for such obligations and costs such as providing the Fan Fest which would be incremental to the current City operating budget, and performing normal City and Park Board services within our normal operating budgetary framework as was done for the 2010 Winter Olympics).
- C. THAT the Vancouver 2026 Bid Documents be delivered on such terms and conditions ("Bid Release Conditions") as are satisfactory to the City Manager and City Solicitor to ensure that the Canada Soccer Association and United Bid Committee are not legally authorized to release them to FIFA as part of the 2026 Bid unless and until such Bid Release Conditions are satisfied.
- D. THAT the Bid Release Conditions be that the City has entered into a Multi-Party Agreement satisfactory to the City Manager and City Solicitor, or the Bid Release Conditions have been modified to the satisfaction of the City Manager and City Solicitor so as to provide to the City and its Park Board substantially the same degree of protection from financial and legal liability to that intended to be achieved by the Multi-Party Agreement.
- E. THAT the City Manager and City Solicitor be authorized to execute and deliver all legal agreements contemplated by A to D above (including for further certainty any related agreements between the City and other bid partners such

as BC Pavilion Corporation, TransLink, or other related parties such as Canada Soccer Association, United Bid Committee, FIFA or any affiliates of them) and that the City Solicitor be authorized to execute and deliver all legal opinions and any ancillary documents required in connection with the Vancouver 2026 Bid Documents.

- F. THAT no legal rights or obligations will be created by the execution and delivery of any of the Vancouver 2026 Bid Documents except to the extent authorized by the City Manager and City Solicitor in accordance with the Bid Release Conditions.
- G. THAT Council direct the Mayor to communicate Vancouver's support of the 2026 Bid to British Columbia and Canada and urge them to fully support Canada's inclusion in the United 2026 Bid.

CARRIED UNANIMOUSLY (Vote No. 02547)

3. Vancouver's Mobility Future: "Automating" Policy into Sustainable Results

Following the Standing Committee on Policy and Strategic Priorities meeting on January 17, 2018, Vancouver City Council postponed this item to the Regular Council meeting on January 30, 2018, due to time constraints.

Dale Bracewell, Branch Manager, Transportation Planning, provided a presentation on Vancouver's Mobility Future: "Automating" Policy into Sustainable Results, including auto industry megatrends, potential benefits and risks, potential rate of automated vehicle adoption, transportation plan targets, preparing for the future of mobility, and next steps.

* * * * *

At noon it was,

MOVED by Councillor Reimer

SECONDED by Councillor Deal

THAT the length of the meeting be extended to complete the Report Reference.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

Council agreed to email questions to staff regarding "Vancouver's Mobility Future: "Automating" Policy into Sustainable Results", and have staff prepare a memo with the responses, to be distributed to all Council members.

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Council recessed at 12:02 pm and reconvened at 2:06 pm.

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UNFINISHED BUSINESS

1. REZONING: 58 West Hastings Street

On January 16, 2018, Vancouver City Council heard from speakers at a Public Hearing on the above-noted application and, following the close of the receipt of public comments, referred discussion and decision to the Regular Council meeting on January 30, 2018, as Unfinished Business.

Councillors Ball and Jang advised they had reviewed the proceedings of the Public Hearing they had missed and would therefore be participating in discussion and decision on the application.

Arts, Culture and Community Services staff, along with the City Manager, responded to questions.

MOVED by Councillor Reimer
SECONDED by Councillor Carr

- 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, generally as presented in Appendix A of the Policy Report dated November 28, 2017 entitled "CD-1 Rezoning: 58 West Hastings Street", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by W.T. Leung Architects Inc., and stamped "Received City Planning Department, October 5, 2017", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

1. Design development to improve liveability of the micro dwelling units by increasing the ceiling heights on the 4th to 8th floors to 9 ft.

Note to Applicant: This is to better respond to the Micro Dwelling Policies and Guidelines which recommends a higher ceiling height to increase the amount of natural lighting and ventilation. Increasing the ceiling heights will entail the floor-to-floor height and the overall building height be increased accordingly. In any case, the total building height to top of roof slab should not exceed 33.21 m (108.96 ft.) This ceiling height increase should only apply to floors 4 to 8, while floors 9 to 10 will remain at 8.5 ft.

2. Design development to strengthen the sawtooth pattern by further developing the topmost cornices.

Note to Applicant: This is to better respond to Victory Square Guidelines which recommend a pronounced sawtooth roofline for sites wider than 23 m (75 ft.) to complement the existing finer grain historic buildings. This may be achieved by introducing projecting cornices for the topmost portions of the building between gridlines 2 to 4, 6 to 9, and 12 to 13. The cornices at these three locations should be treated differently so as to reinforce the appearance of this development being a series of different buildings. Also consider lowering the topmost parapets along gridline D, and between gridlines 2 and 6, and gridlines 9 and 12 to further accentuate the sawtooth pattern. (See sections 4.1.8, 4.1.9 and 4.3.1.4 (d) of the Victory Square Guidelines.) The height increase for the parapets should however comply with the allowances for height overage outlined in section 10.11.1 (a)(i) of the Zoning and Development By-law.

3. Design development to improve the overall façade composition by introducing some lower cornices.

Note to Applicant: This is to better ground the bases of the different portions of the development in order to better respond to the Victory Square Guidelines and to the older historic buildings in the area. More pronounced cornices should be at the following locations: Level 3 height between gridlines 2 to 4; Level 4 height between gridlines 6 to 9; and Level 3 height

between gridlines 12 to 13. (See section 4.3.1 of the Victory Square Guidelines.)

Crime Prevention Through Environmental Design (CPTED)

4. Design development to respond to CPTED principles, having particular regards for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft; and
 - (iv) mischief in alcoves and vandalism, such as graffiti.

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

Sustainability

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

Note to applicant: Provide an updated LEED® checklist and sustainable design strategy at time of Development Permit application outlining how the proposed points will be achieved, a letter of confirmation from an accredited professional confirming that the building has been designed to meet these goals, and a receipt including registration number from the CaGBC. The checklist and strategy should be incorporated into the drawing set. Application for certification of the project will also be required under the policy.

Landscape

6. Design development to improve sustainability and expand urban agriculture programming to include shared garden plots and edible plants.

Note to Applicant: Edible plants can be used as ornamental as part of the landscape design. Shared gardening areas should reference and be designed to adhere to the Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with

amenities such as, raised beds for 30% of residential units, water for irrigation, potting bench, tool storage and composting.

7. Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape.

Note to Applicant: Planters may need to be altered to provide adequate depth and continuous soil volumes/ Growing mediums and planting depths should exceed BCSLA standard.

8. At the development permit submission stage:

- (i) A full Landscape Plan for the proposed landscape to be submitted. The Landscape Plan should illustrate the proposed plan materials (with common botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and any other landscape features. Plant material should be listed in a Plan list that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
- (ii) Section details at a minimum scale of 1/4" =1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
- (iii) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- (iv) A high efficiency automatic irrigation system to be provided for all planters on slab.
- (v) A Landscape Lighting Plan to be provided for security purposes.

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

- (vi) New proposed street trees should be coordinated with the park Board and Engineering and noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604.871.6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604.257.8587) of Park Board regarding tree species.

Engineering

9. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection and removal, or slab pour that requires additional street use beyond the already identified project street use permissions.
10. Confirmation that all westerly portions of the building are deleted from the easement area as shown on Plan EPP38574 (Easement CA3611308).
11. Provision of a separate application to the City Engineer for all sidewalk improvements. Please update the landscape plan with the following statements and notes and submit a copy directly to Engineering for review:
 - (i) "All sidewalks between the curb and property line are to be reconstructed fully at the applicant's expense."
 - (ii) "A landscape plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Kevin Cavell at 604.873.7773 for details."
12. Clarify garbage storage and pick-up space. Please show containers and totters on plans for recycling and garbage needs, and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins. Note: pick-up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.

13. Provision of door swing over the south property line to a maximum of 1'-0".
14. Provision of a canopy application for canopies that encroach over the property line. A separate application to the City Engineer is required.
15. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Modify floor plate to provide a more efficient parkade layout.

Note to Applicant: Engineering recommends shifting Clinic Elevator Core south in line with adjacent parking to provide a straight 21'8" manoeuver aisle.
 - (ii) Provision of design elevations on both sides of the parking ramp and ramp sections at all break points, and both sides of the loading bays, throughout the parking level.
 - (iii) Confirm the ramp slope and length from elevation 14.5 to 13.5 ft. at Commercial small car stalls 3 to 6.

Note to Applicant: Manoeuvering aisle slope is not to exceed 5%.
 - (iv) Provision of section drawings showing elevations, vertical clearances, security gates and mechanical projections for the main ramp, the parking level and through the loading bays.

Note to Applicant: Minimum 2.3 m (7'6") vertical clearance is required for disability parking and 3.8 m (12'6") vertical clearance is required for the Class B loading.
 - (v) Provision of an 8'6" stall width for small car stalls next to a wall.
 - (vi) Provision of 20 ft. drive aisle width at the residential security gate.
 - (vii) Number and dimension the Class B loading spaces.
 - (viii) Modification of the loading bay design as follows:

- Provide double loading bay throats for the Class B loading spaces.
- Provision of additional loading bay width for the second and subsequent loading spaces (each additional space must be 3.8 m wide).

Note to Applicant: Explore pulling back the main parkade ramp overhead gate and providing a 5% slope at the top of the parkade ramp to accommodate the standard west load throat for the loading bay at gridline 04.

- (ix) Clarify that the garbage rooms are located at the rear of the loading bays and confirm space is provided for loading operations.
- (x) Provision of End of Trip facilities as per By-law.
- (xi) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.
- (xii) Provide automatic openers on the doors providing access to the bicycle rooms.

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

- 16. Sanitary Main - Flow monitoring to capture one week of dry flow and one week of wet flow required at the manhole along lane south of Hastings Street, between Carrall Street and Columbia Street. Results are to be provided in the form of raw digital data and a summary report by a professional engineer is required. Note to applicant: Contact COV Sewers Design department prior to commencing the monitoring. No Upgrade Required.

Housing Policy and Projects

- 17. Establish a Community Advisory Committee, made up of representatives from the City of Vancouver, Vancouver Coastal Health, Vancouver Chinatown Foundation and no less than four DTES residents, in order to provide input on the building design and neighborhood fit criteria, and to develop a governance framework for the operations of the building that meets the needs of its residents.
- 18. The leaseholder shall provide a draft Operations Management Plan (OMP) that includes information on the selected operator and the management of the building, to be finalized prior to

occupancy. The OMP will outline how the social housing units will be managed and operated, including information on how common areas (such as lobbies, shared halls, elevators and amenity spaces) will be maintained and accessed by all residents of the building, to the satisfaction of the General Manager of Community Services.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning, Urban Design and Sustainability, the General Manager of Community Services, the General Manager of Engineering Services, and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Provision of a building setback and surface Statutory Right of Way (SRW) on Hastings Street adjacent to the site to achieve a 4.5 m (15 ft.) sidewalk from the back of the existing curb to the building face. A legal survey of the existing dimensions from the back of the City curb is required to determine the final setback and SRW dimension.

Note to Applicant: The SRW is to be free of all encumbrances at grade such as structures, stairs, door swing, landscape and bicycle parking. The encroachments shown below grade and at the third storey and above are to be accommodated within the SRW agreement. Should the final setback be less than 2 ft. no SRW will be required.

2. Provision of a shared use loading agreement for use of one of the Class B loading spaces for residential purposes for the loading bays on the west side of the building. The shared use agreement should specify allocated time periods for shared use by residential versus commercial units. The residential and commercial loading spaces should be labelled on the plans.
3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designated, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development for the site will be issued until the security for the services are provided.

- (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required. Note an interconnected water service will be required for this development site.
- (ii) Relocation of the wood poles in the land that obstruct access to the Class B loading bays. Written confirmations from all utility companies that use the poles are required. Should relocated poles result in a loss of existing lane lighting then replacement lane lighting is to be provided to the satisfaction of the General Manager of Engineering Services.
- (iii) Provision of a new CIP light broom finish concrete sidewalk with saw cut joints on West Hastings Street adjacent to the site, in keep with the area standards.

Note to Applicant: A potential change to nearby transit stops may impact the west edge of the City sidewalk (up to 20 m East from West PL). A transit stop may be located such that the sidewalk design and proposed street trees may not be constructible as currently planned. The final design, tree locations and number of street trees will be confirmed prior to sidewalk construction. Improvements to accommodate a bus stop such as new signage and related works are to be supplied as part of any sidewalk improvement.
- (iv) Upgraded street lighting on West Hastings Street adjacent to the site to current LED standards. A separate review is required by the General Manager of Engineering Services.
- (v) Accommodation of a potential future bus stop on Hastings Street adjacent to this site, including: removal of two most westerly proposed new street trees/tree surrounds shown on the Tree Management and Public Realm Plan; provision of a continuous awning along the building frontage along the most westerly retail unit (shown in the

ground floor plan as CRU1); and, bench located under awning for transit passengers.

- (vi) Bus stop layout and design is to be determined by Transportation Design and Coast Mountain Bus Company. Bench layout is to be determined by Street Activities.
4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plants, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Housing Policy and Projects

5. Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Community Services to enter into a Housing Agreement for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:
- (i) A no separate sales covenant;
 - (ii) A no stratification covenant;
 - (iii) A provision that none of such units will be rented for less than one month at a time;
 - (iv) A requirement that a minimum of 76 units (33%) be rented for no more than the shelter component of Income Assistance;
 - (v) A requirement that all units comply with the definition of "social housing" in the applicable City development cost levy by-law; and
 - (vi) Such other terms and conditions as the General Manager of Community Services and the Director of Legal Services may in their sole discretion require.

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

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

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

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

- B. THAT the application to amend Schedule A of 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 approved.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated November 28, 2017, entitled "CD-1 Rezoning: 58 West Hastings Street".
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated November 28, 2017, entitled "CD-1 Rezoning: 58 West Hastings Street".
- E. THAT, if Council approves in principle this rezoning and the Housing Agreement described in section (b) of 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 for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Community Services.

- F. THAT A 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.

CARRIED UNANIMOUSLY (Vote No. 02548)

**2. Freedom of the City Award Program and Policy - Revisions
January 2, 2018**

At the Regular Council meeting on January 16, 2018, Vancouver City Council referred the above-noted matter to the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities meeting on January 17, 2018, as Unfinished Business, in order to receive more information from staff.

Subsequently, on January 17, 2018, Vancouver City Council referred the matter to the Regular Council meeting on January 30, 2018, as Unfinished Business, due to time constraints.

MOVED by Councillor Reimer
SECONDED by Councillor Louie

- A. THAT Council approve revisions to the Freedom of the City Award program.
- B. THAT Council approve the revised Freedom of the City Policy attached as Appendix A to the Administrative Report dated January 2, 2018, entitled "Freedom of the City Award Program and Policy - Revisions".

carried (Vote No. 02550)

AMENDMENT MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT the following be added as "C" the motion:

THAT Council approve the following modifications to the Freedom of the City Award Program and Policy to offer recipients:

1. A parking decal that allows up to 3 hours of free City metered parking;
2. A free public transit pass;
3. A free membership in Vancouver's public Mobi bike-share;
4. An annual pair of entrance tickets to the PNE Fair, the Vancouver Museum, Vancouver Art Gallery and VanDusen Botanical Gardens.

LOST (Vote No. 02562)

(Councillors Deal, Louie, Reimer, Stevenson and Mayor Robertson opposed)
(Councillor Jang absent for the vote)

Note: As per section 145.1(2) of the Vancouver Charter, if the votes of the members of the Council present at the meeting at the time of the vote are equal for and against a question, the question is defeated; therefore the tie vote above does not carry.

The amendment having lost the main motion was put and CARRIED (Vote No. 02550) with Councillors Affleck, Ball, Bremner, Carr and De Genova opposed)

3. TEXT AMENDMENT: 4176 Alexandra Street (York House School)

On January 18, 2018, Vancouver City Council heard from speakers at a Public Hearing on the above-noted application and, following the close of the receipt of public comments, referred discussion and decision to the Regular Council meeting on January 30, 2018, as Unfinished Business.

Council had before it a memorandum dated January 9, 2018, from the Assistant Director of Planning - Vancouver South, bringing forward three additional recommendations regarding conditions of approval, as follows:

- For condition (b)30., the number of students to be accommodated for pick-up and drop off activity within the new underground parking area has been changed from 150 students to a minimum of 115 students, subject to the satisfaction of the General Manager of Engineering Services. This amendment reflects the physical capacity constraints of the proposed parkade while still mitigating the impact of increased enrolment on local streets.
- For condition (c)4.(ii), the language has been updated to reflect that the three area schools, including York House School, Little Flower Academy, and Shaughnessy Elementary, have an existing commitment to off-set school start times.
- For condition (c)4.(iii), additional flexibility on monitoring and managing

pick-up and drop off activity around the school has been added so that York House School is able to pursue a variety of management strategies as future circumstances may dictate.

The Summary and Recommendation for this item had been revised to reflect the changes outlined in the memorandum.

Council also had before it a memorandum dated January 29, 2018, from the Assistant Director of Planning - Vancouver South, which included, for informational purposes, a summary of strategies and measures to address potential transportation impacts.

Councillors Ball and Jang advised they had reviewed the proceedings of the Public Hearing they had missed and would therefore be participating in discussion and decision on the application.

Planning, Urban Design and Sustainability staff responded to questions.

The motion below contains changes which occurred at the Council meeting, and are shown below in *bold italics*:

MOVED by Councillor Deal
SECONDED by Councillor De Genova

- 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, 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)", be approved subject to the following conditions:

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Acton Ostry Architects on behalf of the York House School Society, and stamped "Received Planning and Development Services (Rezoning Centre), December 15, 2016", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard for the following:

Urban Design

1. Provision of cohesive building design between the senior school and the proposed north and south additions (Buildings A, B and C). Design of the north and south additions should be generally in-keeping with the design of the existing senior school. This includes building heights, setbacks, and architectural and landscape expression.
2. Provision of a significant setback for the top storey of the multi-purpose building (Building D) from the floor below for the entire building length along 26th Avenue in order to minimize the impact of increased building height.

Note to Applicant: A significant setback should be, at a minimum, 10-15 ft.

3. Design development to reduce the solid blank wall of the multi-purpose building (Building D) facing 26th Avenue through an improved fenestration pattern at grade that is in keeping with the overall design of the school campus architecture.
4. Design development to provide varied landscaping along 26th Avenue, including layering and filigree in front of the multi-purpose building (Building D) that is in keeping with the overall landscape design.
5. Provision of an intensive green roof on the multi-purpose building (Building D), including a significant landscaped buffer from the 26th Avenue frontage and significant planting.

Note to Applicant: The significant landscaped buffer should be a minimum of 12 ft. and have an average of 20 ft. The intent of the landscaped buffer is to mitigate any potential noise or privacy issues for the adjacent residential neighbourhood from the proposed rooftop access. No guardrails should be placed at the 26th Avenue building edge rooftop.

6. Submission of a bird-friendly strategy for the design of the building is encouraged in the application for a development permit.

Note to Applicant: Refer to the Bird-Friendly Design Guidelines for examples of built features that may be applicable. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

7. Design development to respond to CPTED principles, having particular regard for:
 - (i) Theft in the underground parking;
 - (ii) Mail theft; and
 - (iii) Mischief in alcoves and vandalism, such as graffiti.

Landscape Design

8. Design development to provide adequate buffering at residential street edges, to mitigate impacts on the surrounding neighbourhood, while orienting a similar residential street scale of layered planting to the street.
9. Coordination of Landscape Plan with Arborist Report, matching the dimensioned tree protection plan shown in the Arborist Report on the Tree Management Plan.
10. Provision of approval from the Park Board for proposed City-owned tree removals.
11. Design development to improve sustainability and expand programming to include edible plants.

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

12. A full Landscape Plan for the proposed landscape is to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant materials should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
13. Section details at a minimum scale of 1/4"=1' scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm that the depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.

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

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

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

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

Sustainability

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

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

21. Any new building in the development will meet the requirements of the preceding Green Buildings Policy for Rezoning (as amended up to January 14, 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and

stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

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

22. In lieu of the requirements outlined in Condition 21, the applicant may choose to meet the requirements of the Green Buildings Policy for Rezoning (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at:
<http://guidelines.vancouver.ca/G015.pdf>.

Engineering

23. The owner or representative is advised to contact Engineering to acquire the site's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum of 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
24. Confirmation that any new construction will result in the need for temporary shoring of public property including encroachment of the shoring system and, if so, please provide construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

25. Provision of any gas service to connect directly to the building(s) without any portion of the service connection above grade within the road right-of-way.
26. Provision of driveway crossing design to the satisfaction of the General Manager of Engineering Services. Confirmation from the Park Board that the existing tree on 26th Avenue can be relocated for the new driveway crossing as indicated on drawing L1.0.

Note to Applicant: A separate crossing application to the General Manager of Engineering Services is required.

27. Provision of a landscape plan that reflects the off-site improvements sought by this rezoning including the following note to be placed on the landscape plan:

"The landscape plan is to be noted as 'NOT FOR CONSTRUCTION' and is to be submitted for review to Engineering Services a minimum of eight weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive 'For Construction' approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering Building Site Inspector for details. Please provide a copy of the updated plan to Engineering for review.
28. Confirm existing garbage storage areas and bin provision and confirm that it is adequate for the additions to the school. If not, clarify the extent of added garbage provision.
29. Provision of on-site pick-up and drop-off and the redesign of the underground parking to the satisfaction of the General Manager of Engineering Services. On-site pick-up and drop-off is required to address the current neighbourhood congestion related to on-street pick-up and drop-off activity and any future increase in traffic volume and congestion around the school. The local streets widths around the site are approximately 7.4 m in width or less and congestion occurs when vehicles stop on both sides of the street.

30. Design development to allow for safe and efficient utilization of the underground parking area for pick-up and drop-off activity for a minimum of 115 students on a daily basis, or other number to the satisfaction of the General Manager of Engineering Services. The following is required:
- (i) Wider stalls and maneuvering aisle widths than the required minimum to improve maneuvering.
 - (ii) Provide a pedestrian refuge/drop-off area with counter clockwise circulation within the parkade to eliminate the students having to cross the maneuvering aisle to exit the parkade.
 - (iii) Provide a direct connection from the drop-off area to the elevator.
 - (iv) Provide corner cuts on all corners required to achieve continuous two-way flow within the parkade.

Note to Applicant: Pick-up and drop-off capacity for approximately 115 students should be provided to ensure on-streets operations will be improved over existing conditions. While several measures are outlined in the updated traffic study to reduce traffic impacts on the surrounding neighbourhood, they may not effectively mitigate the increased student population. In this case, some pick-up and drop-off activity may need to be conducted on-site to ensure no new impacts to the neighbourhood. This may require additional parking to be created so as not to conflict with staff parking needs. A design should be reviewed by a Transportation Engineer to ensure it will operate efficiently and safely. Transportation supports development of measurable criteria to determine the necessity of on-site pick-up and drop-off based on observed traffic patterns post-development, noting that improvements over existing conditions are expected. Criteria shall be developed during the development permit process.

31. Design development to allow for on-site storage of school buses.
32. Provision of a complete tech table showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided with all stalls numbered and labelled.
33. Provision of on-site loading and maneuvering.

Note to Applicant: No loading is shown on the architectural drawings and backing in or out to the street from the Class B loading space(s) is not supported. Provide turning swaths to confirm on-site maneuvering is being achieved.

34. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
35. Confirm all planting on street right-of-way are to be maintained by the adjacent property owner and conform to the applicable standards.

Note to Applicant: All plant material within the same continuous planning area which is located on street right-of-way within 10 m, measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m, measured from the sidewalk. All plant material within the street right-of-way which is located outside of the areas described in the bullet above shall not exceed 1 m in height, measured from the sidewalk. Plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane. Provide tree and planting selections.

36. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Provision of design elevations on both sides of the parking ramp at all breakpoints, within the parking area, both sides of the loading bay, and at all entrances.
 - (ii) Provision of minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: A section drawing is required showing elevations and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces. 3.8 m of vertical clearance is required for Class B loading spaces and maneuvering.

- (iii) Dimension all parking and loading spaces, column encroachments, and maneuvering aisle widths.
- (iv) Provision of drawings A100 and A101 at 1:100 scale.

- (v) Provide details for the layout of the Class A bicycle spaces with all spaces and access aisles dimensioned.

Low Carbon Strategy

- 37. The proposed approach to the site heating and cooling, developed in collaboration with the City, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
- 38. Design of the development shall adhere to the following general requirements:
 - (i) The approach to site heating and cooling shall incorporate a development-scale low carbon energy system that reduces the development's greenhouse gas emissions at buildout by a minimum of 50% relative to a business as usual ("BAU") approach to heating and cooling (where BAU assumes high-efficiency natural gas boilers for space heating, ventilation, and domestic hot water heating, and chillers and/or cooling towers for any space cooling requirements).
 - (ii) The energy system for the development shall be designed in such a way as to enable energy metering and the monitoring of performance metrics during system operation for the purpose of optimizing system performance and preparing system performance reports. The applicant shall refer to the Performance Monitoring and Reporting Requirements for Low Carbon Energy Systems for a summary of minimum requirements. The applicant will be required to demonstrate compliance with these requirements prior to issuance of a building permit.

Social Policy

- 39. Provide a Sustainable Food System Plan to include a minimum of three food systems assets as described in the Rezoning Policy for Sustainable Large Developments, to the satisfaction of the Director of Social Policy.

Note to Applicant: The application identifies three food assets that can count towards the required three food assets that must be delivered as part of the development. The three identified

food assets are (1) edible landscaping, (2) on-site organics management, and (3) create a 'locally sourced food program' in the cafeteria. The following comments outline ways to strengthen the submission.

- (i) Edible landscaping:
 - a. Provide more details on the location and design of the edible landscaping.
 - b. Explore education and training opportunities in the gardens for students and connect such programs to the school kitchen/cafeteria.
 - c. Include shared garden plots allowing for educational opportunities. Refer also to condition (b)11.
 - d. Clarify if the rooftop of Building D will include a food growing and/or garden component.
- (ii) On-site organics management:
 - a. Additional details will be required, including, at a minimum: location, type of machine, and management structure.
- (iii) Create a 'locally sourced food program' in the cafeteria:
 - a. Consider student/youth education and training opportunities in the school kitchen that support food literacy, education and cooking skills.
 - b. Build in cooking programs as part of the overall school kitchen and food program.
 - c. Design development to the school kitchen/cafeteria to enable student cooking and education program opportunities.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangement for the following:

Engineering Services

1. Provision of on-site pick-up and drop-off through use of the proposed south wing parkade. Should the traffic management initiatives noted in this report not alleviate traffic circulation and pick-up and drop-off concerns raised by this rezoning application then the proposed south wing parkade is to be utilized to provide pick-up and drop-off for students. The parkade is to achieve a level of design that satisfies the Parking and Loading Design Supplement and identified design improvements that best address a safe pick-up and drop-off operation. Legal arrangements will be required.
2. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way (ROWs) for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) Provision of adequate water services to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (ii) Provision of upgraded storm and sanitary sewer mains as follows:
 - a. The existing combined mains on Alexandra Street and 26th Avenue are undersized and are required to be upgraded to better serve the development. The applicant is to provide approximately 115 m of minimum 200 mm sanitary and minimum 600 mm storm mains on 26th Avenue and approximately 103 m of minimum 200 mm sanitary and minimum 600 mm storm mains on Alexandra Street. In addition, the site is to tie all drainage

into the sewers on 26th Avenue. The applicant is to abandon the second service connection on King Edward Avenue.

Note to Applicant: Engineering Services will review any phasing plan or analysis provided by a professional engineer related to this upgrade with the final determination on the extent of upgrading to be determined at the sole discretion of the General Manager of Engineering Services.

- (iii) Provision of a stormwater and rainwater management plan that meet the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Water Course By-law. The plan shall achieve the following objectives:
 - a. Retain or infiltrate 50% of the 6-month storm event volume (24 mm) on-site;
 - b. Treat the 6-month event (48 mm) on-site; and
 - c. Maintain the pre-development two year storm event rate. The pre-development estimate shall utilize the 2014 IDF curve, whereas the post-development estimate shall use the 2100 IDF curve to account for climate change.

Note to Applicant: Legal arrangements may be required to ensure ongoing operations of certain stormwater storage, rainwater management and green infrastructure systems.

- (iv) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations, and depths.

- (v) Provision of a new minimum 1.83 m (6 ft.) CIP light broom finish sidewalk with saw cut joints on West 26th Avenue.
- (vi) Provision of a new minimum 2.44 m (8 ft.) CIP light broom finish sidewalk with saw cut joints on Alexandra Street.
- (vii) Provision of a new minimum 2.14 m (7 ft.) CIP light broom finish sidewalk with saw cut joints on West King Edward Avenue.
- (viii) Provision of a new minimum 3.36 m (11 ft.) CIP light broom finish sidewalk with saw cut joints on Granville Street to improve the available pedestrian space and bus stop operations. Adjustments to the bus stop and bus shelter on Granville Street and trimming/removal of existing hedges along the Granville Street frontage is required to achieve this.

Note to Applicant: All sidewalk widths are preferred widths for assigned frontages and are subject to in-field design and detailed reviews of construction impacts on existing street trees and impacts on adjacent private landscaping encroachments to confirm preferred widths can be constructed, all subject to the sole discretion of the General Manager of Engineering Services.

- (ix) Provision of a sidewalk widening at the southwest corner of King Edward Avenue and Granville Street to improve the pedestrian waiting area and updated curb ramps and curb returns at the corner, to be completed with Phase 1 of the development. The widening would be from the back of the new sidewalks and be approximately 3x3 m square in size and can be achieved on City right-of-way but extends to the property line.
- (x) Provision of a bus shelter and bus stop adjustments on King Edward Avenue to the satisfaction of the General Manager of Engineering Services. Additional concrete paving in the bus bulge on King Edward Avenue (Stop 51506 EB W King Edward FS Alexandra) to accommodate bus shelter installation and minor stop adjustments.
- (xi) Provision of new curb ramps and a new curb return to current standards at the southwest corner of Granville Street and 26th Avenue.

- (xii) Provision of a new curb ramp on the northwest corner of Alexandra Street and 26th Avenue and a marked crosswalk on the north leg of Alexandra Street and 26th Avenue.
 - (xiii) Provision of upgraded street lighting on all site frontages and new pedestrian lighting on Alexandra Street and 26th Avenue to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
 - (xiv) Provision of signal modifications at the intersection of Alexandra Street and King Edward Avenue to include pedestrian countdown timers and LED lighting.
 - (xv) Provision of signal modifications at the Granville Street and King Edward Avenue to include eastbound/westbound left turn arrows and LED intersection lighting.
 - (xvi) Provision of asphalt paving of the lane west of Granville Street between 26th Avenue and Nanton Avenue including the installation of speed humps in the lane.
 - (xvii) Provision of geometric changes for the corner bulge at Alexandra Street and 26th Avenue to the satisfaction of the General Manager of Engineering Services. The site plan proposes an extension of the existing bulge on the east side of Alexandra Street at 26th Avenue to accommodate the new driveway entrance. A detailed review is required to confirm if the bulge can be extended.
 - (xviii) Provision of updated parking regulations on Alexandra Street, 26th Avenue, and Nanton Avenue where improvements to traffic circulation can be achieved with minimal impacts to residents.
3. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right of way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the

Utilities Management Branch.

Note to Applicant: Please ensure that in your consultation with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

4. Provision of a Traffic Management Strategy to the satisfaction of the General Manager of Engineering Services, including a letter of commitment from the school, is required that acknowledges and commits to the following:

- (i) Provision of up to \$63,000 for traffic calming measures in the neighbourhood to address impacts of existing school traffic and potential impacts of additional traffic generated from the school expansion.
- (ii) Continued participation and a commitment to lead the Traffic Management Committee for the three schools (York House, Little Flower Academy, and Shaughnessy Elementary) to address neighbourhood issues related to school traffic and implement strategies and transportation demand management (TDM) measures to mitigate congestion during the drop-off and pick-up periods at the schools. An ongoing commitment to off-set start time for primary school grades to avoid concurrent start times with nearby schools. This condition is expected to continue, with reassessment and coordination of start times to eliminate overlap of peak pick-up and drop-off times.

Note to Applicant: Start times for York House School and Little Flower Academy primary students should be offset a minimum of 10 minutes at start of day and 15 minutes at end of day. This should be coordinated as part of the inter school Traffic Management Committee.

- (iii) Continue to monitor and manage pick-up and drop-off activity around the school.

Note to Applicant: If the continued reliance on parent and staff volunteers becomes problematic, future options to manage pick-up and drop-off activity will include the provision of professional traffic control personnel.

- (iv) Provision of free cycling education and training for all staff and students on an ongoing annual basis.

- (v) Provide a limited Transportation Management Plan (TMP) update post-occupancy outlining the following:
- a. Travel mode survey for the entire school (students and staff) with a minimum 90% response rate to be completed annually for the three years post-occupancy.
 - b. Current and future TDM measures being implemented at the school. Provide an update as to the success of implementing subsidized bus passes and the number of students and staff utilizing this TDM measure.
 - c. Outline whether the school is meeting the previously set travel mode targets and to set new targets for the future.
 - d. Include any neighbourhood concerns regarding the school traffic.
 - e. Submit a copy of the limited TMP to the School Liaison at the City of Vancouver for review.
 - f. Designate a TMP administrator at the school that will be responsible for conducting the mode surveys, dealing with traffic concerns around the school and implementing the TDM measures.
 - g. Provide an Internal Traffic Management Plan in brochure form that is to be developed, posted and distributed to all parents.
 - h. Consider possible strategies to reduce vehicle trips and congestion around the school.

Note to Applicant: Possible strategies include carpool strategies, free bus passes for students and staff, shuttle buses, school buses, student cycle training, bicycle training for the school community and staff, walking school bus, bicycle train, Walking Wednesdays, and Park and Walk a Block.

5. Enter into such agreements as the General Manager of Engineering and the Director of Legal Services determine are necessary for securing the low carbon energy requirements of the development, which may include but are not limited to agreements which:
 - (i) Require that all buildings within the development receive thermal energy from a low carbon energy system through the implementation of a development-scale low carbon energy solution.
 - (ii) Require that responsibility for the operation and maintenance of the development-scale low carbon energy system, if applicable, be assigned to an appropriate party prior to occupancy.
 - (iii) Require the developer to undertake performance monitoring of the thermal energy system for the development on a reporting schedule, containing information, and prepared in a form as requested by the General Manager of Engineering Services.

Public Art

6. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please call Karen Henry, Cultural Planner, 604 673 8282, to discuss your application.

Environmental Contamination

7. If applicable:
 - (i) Submit a site profile to the Environmental Protection Branch (EPB);
 - (ii) As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (iii) If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion,

enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Community Amenity Contribution (CAC)

8. Pay to the City a Community Amenity Contribution of \$373,360 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$373,360 is to be allocated as follows:
 - (i) \$186,680 towards transportation improvements to support walking, cycling or transit in the ARKS Community Vision area; and
 - (ii) \$186,680 towards the provision of new childcare spaces on Vancouver's westside.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over other such liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

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

may consult other City officials and City Council.

- B. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval the amendment to the Parking By-law, generally as presented in Appendix C of the Policy Report dated October 31, 2017, entitled "CD-1 Text Amendment: 4176 Alexandra Street (York House School)".
- C. *THAT transportation management recommendations as outlined in the Policy Report dated October 31, 2017, entitled "CD-1 Text Amendment: 4176 Alexandra Street (York House School)", and in the Memorandum dated January 29, 2018, entitled "CD-1 Text Amendment: 4176 Alexandra Street (York House School) - clarification of transportation management recommendations", are implemented as a high priority.*
- D. THAT A *through* C above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditures or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the sole risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 02551)

COMMUNICATIONS

1. 2018 Council Meeting Schedule Revision

THAT Council approve using the following Council - Reserve meeting dates/times as set out in the 2018 Council Meetings Schedule, for Public Hearing:

Date	Time	Meeting
Tuesday, April 3, 2018	6 pm	Public Hearing
Tuesday, April 24, 2018	6 pm	Public Hearing
Tuesday, May 22, 2018	6 pm	Public Hearing
Tuesday, June 26, 2018	6 pm	Public Hearing
Tuesday, July 17, 2018	6 pm	Public Hearing

ADOPTED ON CONSENT (Vote No. 2565)

ADMINISTRATIVE REPORTS

1. **Vancouver Community Sport Hosting Grants - Winter 2017/2018 Intake
January 17, 2018**
 - A. THAT Council approve five (5) new Community Sport Hosting Grants totalling \$30,200 as outlined in the Administrative Report dated January 17, 2018, entitled "Vancouver Community Sport Hosting Grants - Winter 2017/2018 Intake"; source of funding is the 2017/2018 Vancouver Community Sport Hosting Grant Program Budget.
 - B. THAT the grant, in A above, be subject to each grant recipient agreeing to the terms and conditions of the community sport hosting grant program as generally outlined in the Administrative Report dated January 17, 2018, entitled "Vancouver Community Sport Hosting Grants - Winter 2017/2018 Intake", and otherwise satisfactory to the Senior Manager, Sport Hosting, and the City Solicitor.
 - C. THAT no legal rights or obligations are created by the approval of A through C above unless and until the grant agreement letter is executed and delivered by the grant recipient.

ADOPTED ON CONSENT AND A
BY THE REQUIRED MAJORITY (Vote No. 02576)

POLICY REPORTS

1. **Issues and Directions Report - Policy to Consider Rezoning for Crofton Manor
(2803 West 41st Avenue)
January 16, 2018**
 - A. THAT Council direct staff to conduct additional planning regarding redevelopment of Crofton Manor (2803 West 41st Avenue) as contemplated in the Arbutus Ridge/Kerrisdale/Shaugnessy (ARKS) Community Vision, including an enhanced public consultation process and guided by specific planning and development principles that reflect local community planning objectives (draft planning and development principles are contained in Appendix A of the Policy Report dated January 16, 2018, entitled "Issues and Directions Report - Policy to Consider Rezoning for Crofton Manor - 2803 West 41st Avenue).
 - B. THAT following enhanced consultation and planning work for the redevelopment of Crofton Manor (2803 West 41st Avenue), staff report the planning outcomes to Council that would inform consideration of an application to rezone the site and to amend the existing CD-1 (Comprehensive Development) District.

- C. THAT the staff resources and the estimated cost-recovery budget of \$530,000 outlined in Appendix B of the Policy Report dated January 16, 2018, entitled "Issues and Directions Report - Policy to Consider Rezoning for Crofton Manor (2803 West 41st Avenue) be approved to complete additional planning and rezoning work;

FURTHER THAT consistent with the City's cost-recovery practice, Council accept a policy phase contribution of \$164,000 followed by a rezoning phase contribution of \$366,000 upon submission of a rezoning application from the project proponent, Wall Group, to fully cover the program costs.

- D. THAT passage of the above resolutions will in no way fetter Council's discretion in considering any rezoning application for the subject site and does not create any legal rights for the applicant or any other person, or obligation on the part of the City; and expenditure of funds or incurred costs are at the risk of the person making the expenditure or incurring the cost.

ADOPTED ON CONSENT (Vote No. 02568)

**2. CD-1 Rezoning: 400 West Georgia Street
January 16, 2018**

- A. THAT the application by Merrick Architecture, on behalf of Homer Street Office Properties Inc. (Westbank Projects Corp.), to rezone 400 West Georgia Street [PID 030 317-304; Lot A Block 55 District Lot 541 Group 1 New Westminster District Plan EPP75095] from Downtown District (DD) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 7.00 to 17.87 to allow for the construction of a 24-storey office building with a floor area of 34,850 sq. m (375,135 sq. ft.), be referred to a Public Hearing together with:

- (i) plans prepared by Merrick Architecture, received October 12, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated January 16, 2018, entitled "CD-1 Rezoning: 400 West Georgia Street"; and
- (iii) the recommendation of the General Manager of Planning and Development Services 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 the CD-1, generally as set out in Appendix C of the Policy Report dated January 16, 2018, entitled "CD-1 Rezoning: 400 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 enactment of the new CD-1 By-law, the Noise Control By-law be amended to establish regulations for the new CD-1 in accordance with Schedule A, generally as set out in Appendix C of the Policy Report dated January 16, 2018, entitled "CD-1 Rezoning: 400 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 new 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 January 16, 2018, entitled "CD-1 Rezoning: 400 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 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. 02569)

**3. CD-1 Text Amendment: 1529 West Pender Street
January 16, 2018**

- A. THAT the application by Francl Architecture, on behalf of BCIMC Realty Corporation (Quadreal Property Group), to amend the text of CD-1 (Comprehensive Development) District (312) By-law No. 7200, to allow conversion to office use of 684 sq. m of vacant retail store space in an existing building located at 1529 West Pender Street [PID:024-333-387; Lot 1 Block 42

District Lot 185 and of the Public Harbour of Burrard Inlet Group 1 New Westminster District Plan LMP39928], be referred to a Public Hearing, together with:

- (i) draft by-law amendments generally as presented in Appendix A of the Policy Report dated January 16, 2016, entitled "CD-1 Text Amendment: 1529 West Pender Street"; and
- (ii) 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;
- (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. 02570)

**4. CD-1 Rezoning: 431-455 West King Edward Avenue
January 16, 2018**

A. THAT the application by Integra Architecture Inc., on behalf of 1022003 B.C. Ltd., the registered owner, and CIBT Education to rezone 431-455 West King Edward Avenue [Lots 13 to 15, Block 661, District Lot 526, Plan 2913; PIDs: 013-343-700, 013-343-742, and 013-343-769 respectively] from RS 1 (One Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.01 FSR and the height from 10.7 m (35 ft.) to 14.6 m (48 ft.) to permit the development of a four storey residential building containing a total of 42 secured market rental housing units, be referred to a Public Hearing together with:

- (i) plans prepared by Integra Architecture Inc., received on July 14, 2016;

- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated January 16, 2018, entitled "CD-1 Rezoning: 431-455 West King Edward 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 Policy Report dated January 16, 2018, entitled "CD-1 Rezoning: 431-455 West King Edward Avenue", 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 January 16, 2018, entitled "CD-1 Rezoning: 431-455 West King Edward Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the property owner(s) and their mortgagee(s) prior to enactment of the CD-1 By-law contemplated in the above-noted report.
- C. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated January 16, 2018, entitled "CD-1 Rezoning: 431-455 West King Edward Avenue";

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

- D. THAT A through C above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the 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. 02571)

5. **CD-1 Rezoning: 5679 Main Street (189-193 East 41st Avenue and 5679-5695 Main Street)
January 16, 2018**
- A. THAT the application by Mallen Gowing Berzins Architecture Inc., on behalf of Rendition (E41) Developments Inc., the registered owner, to rezone 5679 Main Street [Lots 12 to 15, Except, (A) Part in Plan 4447, (B) The West 6 Feet Now Lane; and Lot 16, Except, (A) Part in Plan 4447, (B) The West 6 Feet Now Lane, (C) Part in Reference Plan 5645 Now Road; all of Block L, West Part of District Lots 639 and 640, Plan 1393; PIDs: PID 014-070-910, 014-070-928, 014-071-037, 014-071-061 and 014-071-754, respectively] from C 2 (Commercial) District to CD 1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 2.50 to 3.50 and the building height from 13.8 m (45 ft.) to 23.0 (75 ft.) to permit the development of a six-storey mixed-use building with 46 secured market rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by Mallen Gowing Berzins Architecture Inc., received on September 29, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated January 16, 2018, entitled "CD-1 Rezoning: 5679 Main Street (189-193 East 41st Avenue and 5679-5695 Main 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 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 January 16, 2018, entitled "CD-1 Rezoning: 5679 Main Street (189-193 East 41st Avenue and 5679-5695 Main Street)"; 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), but prior to enactment of the CD-1 By-law contemplated in 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 January 16, 2018, entitled "CD-1 Rezoning: 5679 Main Street (189-193 East 41st Avenue and 5679-5695 Main Street)"; be referred to the same Public Hearing;

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

- 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 January 16, 2018, entitled "CD-1 Rezoning: 5679 Main Street (189-193 East 41st Avenue and 5679-5695 Main Street)";

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

- E. THAT A through D above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; 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. 02572)

**6. CD-1 Rezoning and Heritage Designation: 6 West 17th Avenue (Turner Dairy)
January 16, 2018**

- A. THAT the application by ASIR Studio on behalf of Durabilt Holdings Ltd., the registered owner, to rezone 6 West 17th Avenue [Lots 12 and 13, Block 524, District Lot 526, Plan 2354; PIDs: 014-202-387 and 014-202-425 respectively] from RS-7 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 1.56 FSR to permit the conversion, rehabilitation and protection of the existing dairy building, the hanging roof truss of the stables building and infill residential development containing a total of 13 dwelling units, be referred to a Public Hearing, together with:
- (i) plans prepared by ASIR Studio, received on April 19, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated January 16, 2018, entitled "CD-1 Rezoning and Heritage Designation: 6 West 17th Avenue (Turner Dairy)"; 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 will 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 the approval in principle of the rezoning, the existing building known as the Turner Dairy (the "heritage building") at 6 West 17th Avenue [Lots 12 and 13, Block 524, District Lot 526, Plan 2354; PIDs: 014-202-387 and 014-202-425 respectively] be added to the Vancouver Heritage Register in the 'C' evaluation category.
- C. THAT, if the application to rezone set out in A above is referred to a Public Hearing, the heritage designation of the heritage building's exterior and the interior hanging roof truss system at 6 West 17th Avenue [Lots 12 and 13, Block 524, District Lot 526, Plan 2354; PIDs: 014-202-387 and 014-202-425 respectively] as protected heritage property be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to bring forward the Heritage Designation By-law generally as set out in Appendix C of the Policy Report dated January 16, 2018, entitled "CD-1 Rezoning and Heritage Designation: 6 West 17th Avenue (Turner Dairy)", for consideration at the Public Hearing.

- D. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated January 16, 2018, entitled "CD-1 Rezoning and Heritage Designation: 6 West 17th Avenue (Turner Dairy)";

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

- E. THAT A to D above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and the expenditures of funds or incurring of costs is at the sole risk of the person making the expenditures or incurring the costs;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling the 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. 02573)

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Council recessed at 3:50 pm and reconvened at 4:15 pm.

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BY-LAWS

Councillors Bremner and De Genova advised they had reviewed the proceedings of the meeting related to by-law 11, and would be voting on the enactment.

Councillors Ball and Jang advised they had reviewed the proceedings of the meeting related to by-law 12, and would be voting on the enactment.

MOVED by Councillor Reimer
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 13 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Stevenson absent for the vote)

1. A By-law to amend Subdivision By-law No. 5208 (470-486 West 58th Avenue)
(By-law No. 12024)
2. A By-law to amend Subdivision By-law No. 5208 (469-485 West 59th Avenue)
(By-law No. 12025)
3. A By-Law to amend Zoning and Development By-law No. 3575 to create a new district schedule and rezone designated areas from RS-1 to RM-9BN, or from RS-1 to RM-10N in accordance with the amended Joyce-Collingwood Station Precinct Plan

Subsequent to voting on the by-laws, it was determined that by-law 3 was incomplete and would need to be considered again at the Regular Council meeting following the Standing Committee on City Finance and Services meeting on January 31, 2018.

4. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Parking requirements (RM-10 and RM-10N District Schedule) (By-law No. 12027)
5. A By-law to amend Sign By-law No. 11879 (Joyce Collingwood Station Precinct Plan) (By-law No. 12028)
6. A By-law to amend Subdivision By-law No. 5208 (RM-10 and RM-10N District Schedule) (By-law No. 12029)
7. A By-law to amend Subdivision By-law No. 5208 regarding RT-5 and RT 5N Districts Schedule and the amended RT-6 District Schedule (By-law No. 12030)
8. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking Requirements (467-495 West King Edward Avenue) (By-law No. 12031)
9. A By-law to amend Subdivision By-law No. 5208 (467-495 West King Edward Avenue) (By-law No. 12032)
10. A By-law to amend Subdivision By-law No. 5208 (210-262 West King Edward Avenue) (By-law No. 12033)
11. A By-law to amend Zoning and Development By-law No. 3575 (809 West 23rd Avenue) (By-law No. 12034)
(Mayor Robertson ineligible for the vote)
12. A By-law to designate certain real property as protected heritage property (2425 West 5th Avenue - Tunstall Residence) (By-law No. 12035)
13. A By-law to amend Parking By-law No. 6059 regarding an increase in the payment-in-lieu charge (By-law No. 12036)

MOTIONS

A. Administrative Motions

1. Approval of Form of Development - 467-495 West King Edward Avenue

MOVED by Councillor Reimer
SECONDED by Councillor Louie

THAT the form of development for this portion of the site known as 467 - 495 West King Edward Avenue be approved generally as illustrated in the Development Application Number DE419969, prepared by Andrew Emmerson of GBL Architects Inc., and stamped "Received, Community Services Group, Development Services", on

August 23, 2017, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

2. Approval of Form of Development - 4066 Macdonald Street

MOVED by Councillor Reimer
SECONDED by Councillor Louie

THAT the form of development for this portion of the site known as 4066 Macdonald Street and 2785 Alamein Avenue (4066 Macdonald Street being the application address) be approved generally as illustrated in the Development Application Number DP-2017-00103, prepared by Cam Halkier of Shape Architecture, and stamped "Received, Community Services Group, Development Services", on July 24, 2017, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

3. Approval of Form of Development - 210 East 5th Avenue (Formerly 2106-2138 Main Street)

MOVED by Councillor Reimer
SECONDED by Councillor Louie

THAT the form of development for this portion of the site known as 210 East 5th Avenue be approved generally as illustrated in the Development Application Number DP-2017-00532, prepared by Adrian Wong of Proscenium Architecture + Interiors Inc., and stamped "Received, Community Services Group, Development Services", on December 1, 2017, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

4. Joyce Collingwood Station Precinct Plan Sub-Area Amendments and Proposed Six Storey District Schedule

MOVED by Councillor Reimer
SECONDED by Councillor Louie

THAT the document entitled "RM-10 and RM-10N Guidelines" be approved by Council for use by applicants and staff for development applications in the relevant districts, and that the amendments to the document entitled "Strata Title Policies for RS, RT and RM Zones", as considered by Council at the public hearing on December 6, 2017, be approved by Council for use by applicants and staff for development applications in the relevant districts; and

THAT Council resolves to allow the expansion of Live-Work as a use outside the DD, DEOD, HA-1/1A and HA-2 Districts in the Zoning and Development By-law.

CARRIED UNANIMOUSLY

B. Motions on Notice

1. Open Government Policy

MOVED by Councillor Reimer
SECONDED by Councillor Louie

WHEREAS

1. The public has an increasing interest in greater transparency in government and the City of Vancouver has been at the forefront of efforts to increase access to information;
2. Over the past nine years the City of Vancouver has passed a number of policies and new initiatives to create greater access by residents to government including:
 - establishing the gold standard for open data policies in Canada;
 - requiring proactive quarterly line item disclosure of expenses for elected officials;
 - increasing physical access through events such as Doors Open and Pop Up City Hall;
 - vastly increasing online access through mechanisms such as the VanConnect app and talk Vancouver;
 - significantly expanding the number of advisory committees and the

number of people on advisory committees; and

- successfully advocating for robust campaign finance rules and advocating to the provincial government for a municipal lobbyist registry.
3. Many strategies such as Engaged City and the Digital Strategy have established principles for transparency and accountability and access and inclusion to civic information and processes;
 4. Best practices in open government suggest residents should have access to a single unified Open Government Policy that clearly articulates the principles, expected outcomes, and activities being undertaken to achieve these outcomes.

THEREFORE BE IT RESOLVED THAT staff be directed to compile a unified Open Government Policy for Vancouver that aggregates the existing principles, expected outcomes, and activities related to existing open government initiatives at the City of Vancouver.

CARRIED UNANIMOUSLY (Vote No. 02552)

2. Change to Business Licence/Chauffeur's Permit Appeal Hearing Panels of February 15 and May 22, 2018

MOVED by Councillor Deal
SECONDED by Councillor Jang

WHEREAS

1. Vancouver City Council, on November 28, 2017, appointed Councillor De Genova to the Business Licence/Chauffeur's Permit Appeal Hearing as a Panel member, for a hearing to be held on February 15, 2018;
2. Vancouver City Council, on November 28, 2017, appointed Councillor Affleck to the Business Licence/Chauffeur's Permit Appeal Hearing as a Panel member, for a hearing to be held on May 22, 2018;
3. Due to personal reasons Councillor De Genova is no longer able to attend the hearing on February 15, 2018. Councillor Affleck has agreed to replace Councillor De Genova at the Business Licence/Chauffeur's Permit Appeal Hearing on February 15, 2018, as a Panel member.
4. Councillor De Genova has agreed to replace Councillor Affleck at the Business Licence/Chauffeur's Permit Appeal Panel on May 22, 2018.

THEREFORE BE IT RESOLVED THAT Councillor Affleck be appointed to the Panel for the Business Licence/Chauffeur's Permit Appeal Hearing to be held on February 15, 2018, in place of Councillor De Genova;

BE IT FURTHER RESOLVED THAT Councillor De Genova be appointed to the Panel for the Business Licence/Chauffeur's Permit Appeal Hearing to be held on May 22, 2018, in place of Councillor Affleck.

CARRIED UNANIMOUSLY (Vote No. 02553)

3. Accelerating the City of Vancouver Pedestrian Curb Ramp Program

MOVED by Councillor Ball

SECONDED by Councillor De Genova

WHEREAS

1. Increasing the walkability and accessibility of Vancouver's streets and sidewalks is a priority for the City of Vancouver and Vancouver City Council and central to the City's active transportation objectives;
2. The City of Vancouver values all members of our diverse communities and is committed to removing barriers that might prevent citizens and visitors alike from fully enjoying our city;
3. The City of Vancouver has long recognized the importance of sidewalk accessibility and has been installing over 200 curb ramps per year on street corners since the 1960s to create easier sidewalk access for people, including persons with disabilities, persons who use mobility aids, and persons with strollers and shopping trolleys;
4. As noted in the City's 2018 Budget, the City of Vancouver Pedestrian Curb Ramp Program has seen an increase in the demand for curb ramps as the City endeavors to complete the sidewalk network for seamless travel throughout the pedestrian environment;
5. As noted in the City's 2018 Budget, there are approximately 6,000 locations throughout the City that still require curb ramps, with requests from residents for ramps at approximately 600 of these locations;
6. Improving city-wide accessibility is an ongoing priority for Vancouver City Council that benefits everyone in the community.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council allocate any and all surplus funds from the 2017 City of Vancouver operating budget to the City's Pedestrian Curb Ramp Program in order to accelerate the installation of curb ramps at the approximately 6,000 locations throughout the City where they are still required, thereby accelerating the completion of a seamless network for sidewalk travel throughout the city's pedestrian environment.
- B. THAT Vancouver City Council direct staff to present to Council, at the earliest possible opportunity, an estimated cost to install curb ramps at all of the approximately 6,000 locations throughout the City where they are still required.
- C. THAT Vancouver City Council direct staff to report back to Council within 60 days with recommendations for potential sources of any additional funding that could be leveraged to accelerate and complete the installation of curb ramps at all of the approximately 6,000 locations throughout the City where they are still required, including - but not limited to - potential funding that may be available from the Federal and Provincial governments, from non-profit foundations, and from other corporate and community partners who may have the ability and the inclination to contribute financially toward the goal of achieving a seamless network of accessible sidewalk travel throughout the city's pedestrian environment.

referred

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Louie

THAT the motion entitled "Accelerating the City of Vancouver Pedestrian Curb Ramp Program", be referred to the Standing Committee on Policy and Strategic Priorities meeting on February 21, 2018, to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 02577)

4. Fast-Tracking City-Led Zero-Emission Demonstration Building Projects

The motion below contains changes to the original Motion on Notice which were accepted by Council.

MOVED by Councillor Carr
SECONDED by Mayor Robertson

WHEREAS

- 1. As part of the June 23, 2017, report to Vancouver City Council on the Greenest

City Action Plan (GCAP), staff stated that we have only reduced our city's greenhouse gases (GhGs) by 15 percent and will not reach our GhG reduction target of 33 percent below 2007 levels by 2020;

2. Reports indicate that 2017 will likely be a record high year for global GhG emissions, which means that to meet the commitments made at the global climate conference in Paris in 2016, every jurisdiction including Vancouver must redouble its efforts to reduce GhGs;
3. Vancouver's Renewable City Strategy includes increasing the supply of renewable energy within the city;
4. Vancouver's Zero Emissions Building Plan calls for City-led building projects that demonstrate zero emission building approaches as a means to both reduce GhGs and educate and inspire others within the city to pursue zero emission building projects.

THEREFORE BE IT RESOLVED THAT City Council direct staff to report back to Council within three months on a short list of City-led zero emission building projects that are currently underway and can be started within this year, possibly including projects with the Park Board and School Board;

BE IT FURTHER RESOLVED THAT staff explore and report back on the design and financial implications of these projects to incorporate production of zero emission renewable energy, such as solar panels, and educational components on the reductions in greenhouse gases (GhGs).

CARRIED UNANIMOUSLY (Vote No. 02554)

5. Keeping Promises: Approving and Expediting One Building of 100% Core-Need Rental Housing in the Downtown Eastside

MOVED by Councillor De Genova
SECONDED by Councillor Bremner

WHEREAS

1. In 2008, Mayor Gregor Robertson made a promise to end homelessness in Vancouver by 2015;
2. The 2015 Homeless Count reported 1746 homeless people in Vancouver and the most current numbers in 2017 reported 2138 people as homeless in the city of Vancouver;
3. Approval of a rezoning application or use of City owned land for housing requires a majority vote of Vancouver City Council;

4. In minutes of meetings held by Council since August 2, 2016, there is no motion by the Mayor or any other member of Council promising one building of housing at 100% core-need rates in the Downtown Eastside.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to find one or more sites of City owned land in the Downtown Eastside appropriate for development of a 10-12 storey building with 100% of units to be rented at core-need rates and report back with recommendations to Council at the March 14, 2018, meeting of the City Finance and Services Committee.
- B. THAT Council direct staff to explore funding options, including but not limited to: appropriate budget surpluses, the innovation fund, funding allocated for the Mayor's office in the 2018 budget, unallocated Development Cost Levies and unallocated Community Amenity Contributions.
- C. THAT Council direct Planning and Development Services to expedite and prioritize any permits or inspections necessary to move this project forward.
- D. THAT Council endorse a community liaison committee to meet with staff and that Mayor Robertson be appointed by Council as the liaison to this committee.

referred

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Bremner

THAT the motion entitled "Keeping Promises: Approving and Expediting One Building of 100% Core Need Rental Housing in the Downtown Eastside", be referred to the Standing Committee on Policy and Strategic Priorities meeting on February 21, 2018, to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 02579)

NOTICE OF MOTION

1. Lane Activation and Animation

Councillor Louie submitted a Notice of Motion on the above-noted matter. The motion will be placed on the February 20, 2018, Regular Council agenda as a Motion on Notice.

2. Call for Bold Provincial Actions to Tackle Vancouver's Housing Affordability

Councillor Carr submitted a Notice of Motion on the above-noted matter. The motion will be placed on the February 20, 2018, Regular Council agenda as a Motion on Notice.

NEW BUSINESS

1. Confirming a Non-Motorized Boating Facility as a Priority

MOVED by Councillor Louie
SECONDED by Councillor Carr

WHEREAS

1. Vancouver City Council will debate the Northeast False Creek Plan starting January 31, 2018. The Northeast False Creek Plan includes an optimal area to build a non-motorized boating facility;
2. Vancouver City Council has passed motions expressing support for a permanent facility in 2001, 2002, 2006, 2009, 2011, and 2014. The Vancouver Park Board passed a motion on July 8, 2013, supporting a permanent paddling facility in False Creek;
3. Canoe, kayak, dragon boat and outrigger programs operating from the Creekside Community Center boating area have grown by over 10% per year, which has increased the need for a facility in False Creek;
4. The 2018 'On Water' Vancouver's Waterway Recreation Strategy will determine non-motorized facility uses, needs and opportunities by engaging with Musquem, Squamish and Tsleil-Waututh First Nations, the boating community, disability groups, the Community Centre Associations, regulatory bodies and the general public;
5. The creation of a non-motorized boating facility will address community needs, gaps, and concerns with an opportunity to connect with the long history of non-motorized boating while respecting and honouring the traditional unceded land and waters of the local First Nations, known now as the Northeast False Creek Area.

THEREFORE BE IT RESOLVED THAT Vancouver City Council reaffirms their support of the development of a non-motorized boating facility to serve to the benefit of the community and confirming a non-motorized boating facility should be included as a priority for the Northeast False Creek Area;

BE IT FURTHER RESOLVED THAT Vancouver City Council keep the Vancouver Park Board fully informed of all City of Vancouver initiatives that are of consequence to the Vancouver Park Board and the paddling community in False Creek.

CARRIED UNANIMOUSLY (Vote No. 02555)

2. Naming of West End Lanes and New Temporary City Hall Plaza

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Under Section 9.9 of the Procedure By-law, Council agreed to rescind part "J" in a motion approved at the Regular Council meeting on November 28, 2017, regarding the Naming of West End Lanes and New Temporary City Hall Plaza, for the purpose of including Ms. Gutteridge's first name, Helena, in the naming of the plaza.

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RESCISSION MOVED by Councillor Reimer
SECONDED by Councillor De Genova

THAT part "J" in the motion approved by Council at the Regular Council meeting on November 28, 2017, regarding the Naming of West End Lanes and New Temporary City Hall Plaza, be rescinded.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY (Vote No. 02580)

MOVED by Councillor Reimer
SECONDED by Councillor Louie

WHEREAS

1. On November 28, 2017, Vancouver City Council passed a motion that the new temporary plaza at City Hall, located on the site previously occupied by the East Wing of City Hall, be named "Gutteridge Plaza";
2. The purpose of this naming was to ensure Helena Gutteridge, the first woman elected to Vancouver City Council, was appropriately commemorated on the grounds of City Hall;
3. The intention has been to have the launch of the new plaza as part of the City's International Women's Day celebrations and in discussions around the planning for the plaza it became clear that it is important to have Helena Gutteridge's full name in order for the significance of her achievement and contribution to be fully visible;
4. While there are emergency response issues with using two names for streets, these same barriers do not exist for naming plazas.

THEREFORE BE IT RESOLVED THAT the temporary plaza at City Hall, located on the site previously occupied by the East Wing of City Hall, be named "Helena Gutteridge Plaza".

CARRIED UNANIMOUSLY (Vote No. 02581)

3. Recognizing Indigenous People Appropriately in City Documents

MOVED by Councillor Reimer
SECONDED by Councillor Carr

WHEREAS

1. On February 26, 2013, Council endorsed the United Nations Declaration on the Rights of Indigenous Peoples (UN-DRIP);
2. On January 22, 2018, the Urban Aboriginal Peoples' Advisory Committee recommended that Council change the name of the Committee to the Urban Indigenous Peoples' Advisory Committee to recognize the language used in the UN-DRIP;
3. The Urban Aboriginal Peoples' Advisory Committee further recommended that Council direct staff to replace the word "Aboriginal" with "Indigenous" in City documents and publications, and advise related bodies such as the Vancouver Park Board, Vancouver Public Library, and Vancouver Police Department of the change and the reasons for it;
4. Increasingly Indigenous organizations are moving away from the term "aboriginal" for a variety of reasons and moving towards the term indigenous.

THEREFORE BE IT RESOLVED THAT the name of the Urban Aboriginal Peoples' Advisory Committee be changed to Urban Indigenous Peoples' Advisory Committee;

BE IT FURTHER RESOLVED THAT Council direct staff to use the word "Indigenous" instead of "Aboriginal" in City documents and publications moving forward, and advise related bodies such as the Vancouver Park Board, Vancouver Public Library, and Vancouver Police Department of the change and the reasons for it.

CARRIED UNANIMOUSLY (Vote No. 02582)

ENQUIRIES AND OTHER MATTERS

1. Robson Plaza

Councillor De Genova requested an update regarding recent activities that occurred at Robson Plaza where the Vancouver Police Department became involved. She enquired how these activities could be avoided in the future and how Robson Plaza could become a family friendly plaza. The City Manager provided a response.

2. Swimming at False Creek

Councillor De Genova enquired about the status of a past motion regarding making False Creek swimmable by 2018. The City Manager agreed to send the most recent information available on this matter.

3. Ticketing for Marijuana Dispensary Contraventions

Councillor De Genova requested metrics on whether the percentage of tickets the City is giving for Marijuana Dispensary Contraventions are rising or staying the same. She also requested information on the number of City staff dedicated to this matter. The City Manager agreed to provide that information.

4. Unfortunate Incident on Granville Street

Councillor De Genova requested the City Manager provide an update on steps being taken by the City after the recent unfortunate incident on Granville Street. The City Manager agreed to provide the information.

5. Seniors' Advisory Committee Report on Social Isolation and Loneliness Among Seniors

Councillor Stevenson, along with Councillor Ball, both liaisons to the Seniors' Advisory Committee, noted that Council had received the Seniors' Advisory Committee report on Social Isolation and Loneliness Among Seniors (SILAS), and requested the City Manager provide a response to the recommendations in the report. Councillor Stevenson noted that he and Councillor Ball would be bringing this issue to Council in the near future. The City Manager agreed to provide a response.

6. LGBTQ2+ Subcommittee Recommendations

Councillor Stevenson, Liaison to the LGBTQ2+ Advisory Committee, noted the Committee had recently approved and circulated recommendations to Council and staff, and requested the City Manager provide a response to the recommendations. The City Manager agreed to provide a response.

7. Review of Motion B.5

Councillor Reimer requested the City Manager review motion B.5, "Keeping Promises: Approving and Expediting One Building of 100% Core-Need Rental Housing in the Downtown Eastside", before it is debated at the Standing Committee on Policy and Strategic Priorities on February 21, 2018, to ensure it does not compromise the Public Hearing regarding the Rezoning of 58 West Hastings Street. The City Manager agreed to provide a response.

ADJOURNMENT

MOVED by Councillor Jang
SECONDED by Councillor Deal

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 5:14 pm.

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