



## REGULAR COUNCIL MEETING MINUTES

SEPTEMBER 18, 2018

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 18, 2018, at 9:34 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 Raymond Louie  
Councillor Andrea Reimer  
Councillor Tim Stevenson

**ABSENT:** Councillor Kerry Jang (Medical Leave)

**CITY MANAGER'S OFFICE:** Sadhu Johnston, City Manager

**CITY CLERK'S OFFICE:** Katrina Leckovic, City Clerk  
Nicole Ludwig, Meeting Coordinator

### WELCOME

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

### IN CAMERA MEETING

MOVED by Councillor Louie  
SECONDED by Councillor Deal

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

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

(g) litigation or potential litigation affecting the city;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 [disclosure harmful to business interests of a third party] of the Freedom of Information and Protection of Privacy Act;

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

CARRIED UNANIMOUSLY

## **ADOPTION OF MINUTES**

### **1. Regular Council – July 24, 2018**

MOVED by Councillor Deal

SECONDED by Councillor Louie

THAT the Minutes of the Regular Council meeting of July 24, 2018, be approved.

CARRIED UNANIMOUSLY

### **2. Regular Council (Policy and Strategic Priorities) – July 25, 2018**

MOVED by Councillor Deal

SECONDED by Councillor Carr

THAT the Minutes of the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of July 25, 2018, be approved.

CARRIED UNANIMOUSLY

### **3. Special Council – July 31, 2018**

MOVED by Councillor Deal

SECONDED by Councillor Louie

THAT the Minutes of the Special Council meeting of July 31, 2018, be approved.

CARRIED UNANIMOUSLY

### **4. Public Hearing – July 31, 2018**

MOVED by Councillor Louie

SECONDED by Councillor Deal

THAT the Minutes of the Public Hearing of July 31, 2018, be approved.

CARRIED UNANIMOUSLY

## **5. Public Hearing – September 5 and 6, 2018**

MOVED by Councillor Louie  
SECONDED by Councillor Deal

THAT the Minutes of the Public Hearing of September 5 and 6, 2018, be approved.

CARRIED UNANIMOUSLY

## **MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Carr  
SECONDED by Councillor Stevenson

THAT the Administrative Report dated August 21, 2018, entitled “Theatre Rental Grants – Supplemental Assistance for Fall 2018 and Spring 2019 and One-Time Grant to Vancouver Symphony Orchestra to support 100th Anniversary Programming, be referred to the Standing Committee on City Finance and Services meeting on September 19, 2018, at 9:30 am, in order to hear from speakers.

CARRIED UNANIMOUSLY

MOVED by Councillor Louie  
SECONDED by Councillor Deal

THAT Council adopt Communication 1 and Administrative Reports 1, 2, 4 to 13, 15 and 16, and Other Report 1 on consent.

CARRIED UNANIMOUSLY

## **REPORT REFERENCE**

### **1. Vancouver Affordable Housing Endowment Fund (VAHEF) August 16, 2018**

Gil Kelley, General Manager of Planning, Urban Design and Sustainability, introduced Ryan Bigelow, Business Planning and Project Support, who presented the Administrative Report dated August 16, 2018. Mr. Bigelow and Mr. Kelley, along with Sandra Singh, General Manager of Arts, Culture and Community Services, Dan Garrison, Assistant Director of Housing Policy and Regulation, Grace Cheng, Director of Long-Term Financial Strategy and Planning, and the City Manager responded to questions.

During questions to staff Councillor De Genova requested information on the amount of accessible housing, especially whether the 5% goal has been met and whether it is evenly distributed throughout the City.

MOVED by Mayor Robertson  
SECONDED by Councillor Louie

- A. THAT Council approve in principle the provisional Mandate and Guiding Principles as outlined in the Administrative Report dated August 16, 2018, entitled "Vancouver Affordable Housing Endowment Fund (VAHEF)", for the creation of a new Vancouver Affordable Housing Endowment Fund (VAHEF).
- B. THAT Council approve the proposed activities to further develop the strategy and management of a Vancouver Affordable Housing Endowment Fund (VAHEF) as outlined in the Administrative Report dated August 16, 2018, entitled "Vancouver Affordable Housing Endowment Fund (VAHEF)", and report back to Council in early/mid 2019.
- C. THAT Council direct staff to establish an advisory group of non-profit, government and community housing stakeholders to provide input as part of the activities to further develop the strategy and management of the Vancouver Affordable Housing Endowment Fund (VAHEF), and include their feedback as part of the report back in early/mid 2019.

amended

\* \* \* \* \*

*During debate on the amendments, Council recessed at 11:02 am and reconvened at 11:07 am.*

\* \* \* \* \*

AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor De Genova

THAT the following be added as D and E to the motion:

- D. THAT the following be added to the end of the sentence of Goal 1 in Appendix A of the Administrative Report dated August 16, 2018, entitled "Vancouver Affordable Housing Endowment Fund (VAHEF)":
  - "based on the standard definition of affordability that a household should spend no more than 30% of its gross income on housing."
- E. THAT the following be added as number 6 to the Guiding Principles set out in the Administrative Report dated August 16, 2018, entitled "Vancouver Affordable Housing Endowment Fund (VAHEF)":
  - 6. VAHEF will provide regular reports to the public and operate in a transparent and accountable fashion.

lost

AMENDMENT TO THE AMENDMENT MOVED by Councillor Bremner  
SECONDED by Councillor Affleck

THAT the words “based on” be struck from part A of the amendment and replaced with “strive to achieve”.

LOST (Vote No. 03297)  
(Councillors Affleck, Ball, Bremner, Carr, De Genova, Deal, Louie, Reimer, Stevenson and Mayor Robertson opposed)

The amendment to the amendment having lost, the amendment was put and LOST with Councillors Affleck, Bremner, Carr, Deal, Louie, Reimer and Mayor Robertson opposed (Vote No. 03298).

AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Reimer

THAT the following be added as D and E to the motion:

- D. THAT the following be added to the end of the sentence of Goal 1 in Appendix A of the Administrative Report dated August 16, 2018, entitled “Vancouver Affordable Housing Endowment Fund (VAHEF)”:

“understanding in general that households should spend no more than 30% of before tax income on housing.”

- E. THAT the following be added as number 6 to the Guiding Principles set out in the Administrative Report dated August 16, 2018, entitled “Vancouver Affordable Housing Endowment Fund (VAHEF)”:

6. Vancouver Affordable Housing Endowment Fund (VAHEF) will provide regular reports to the public and operate in a transparent and accountable fashion

CARRIED UNANIMOUSLY (Vote No. 03299)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 03300)

**FINAL MOTION AS APPROVED**

- A. THAT Council approve in principle the provisional Mandate and Guiding Principles as outlined in the Administrative Report dated August 16, 2018, entitled “Vancouver Affordable Housing Endowment Fund”, for the creation of a new Vancouver Affordable Housing Endowment Fund (VAHEF).
- B. THAT Council approve the proposed activities to further develop the strategy and management of a Vancouver Affordable Housing Endowment Fund (VAHEF) as outlined in the Administrative Report dated August 16, 2018, entitled “Vancouver Affordable Housing Endowment Fund (VAHEF)”, and report back to Council in early/mid 2019.

- C. THAT Council direct staff to establish an advisory group of non-profit, government and community housing stakeholders to provide input as part of the activities to further develop the strategy and management of the Vancouver Affordable Housing Endowment Fund (VAHEF), and include their feedback as part of the report back in early/mid 2019.
- D. THAT the following be added to the end of the sentence of Goal 1 in Appendix A of the Administrative Report dated August 16, 2018, entitled "Vancouver Affordable Housing Endowment Fund (VAHEF)":
  - "understanding in general that households should spend no more than 30% of before tax income on housing."
- E. THAT the following be added as number 6 to the Guiding Principles set out in the Administrative Report dated August 16, 2018, entitled "Vancouver Affordable Housing Endowment Fund (VAHEF)":
  - 6. Vancouver Affordable Housing Endowment Fund (VAHEF) will provide regular reports to the public and operate in a transparent and accountable fashion.

## **2. Community Benefit Agreement Policy August 21, 2018**

Sandra Singh, General Manager of Arts, Culture and Community Services, introduced Wes Regan, Social Policy and Projects, who presented the Administrative Report dated August 21, 2018, entitled "Community Benefit Agreement Policy", and along with Steve Johnston, Planning Urban Design and Sustainability, responded to questions.

John Cahill, Vice President, Planning and Corporate Secretary, Paragon Gaming, provided a review of community benefit agreements from the developer's perspective and the work that has gone on between the public, the City and developers, and along with Jasmine Marchant, Director of Human Resources, Parq Vancouver, also responded to questions.

MOVED by Councillor Reimer  
SECONDED by Councillor Louie

- A. THAT Council approve the Community Benefit Agreement Policy, generally as outlined in the Administrative Report dated August 21, 2018, entitled "Community Benefit Agreement Policy" and detailed in Appendix A of the same report, to standardize practice and the development industry's contribution towards local hiring and social procurement that is based on local knowledge, international best practice, and consultation with industry, social enterprise and other community stakeholders.
- B. THAT, staff be instructed to work closely with partners in the development, non-profit and social enterprise sectors to develop an implementation framework to support the related activities and desired outcomes as outlined in in the Administrative Report dated August 21, 2018, entitled "Community Benefit Agreement Policy" and detailed in Appendices C, D, E, and F of the same report.

- C. THAT Council direct staff to provide implementation progress updates every two years, and deliver a comprehensive evaluation report on the Community Benefit Agreement Policy including implementation, outcomes, learnings and potential refinements by 2024.

CARRIED UNANIMOUSLY (Vote No. 03301)

## COMMUNICATIONS

### 1. 2018 Council Meeting Schedule Revision

THAT Council approve holding a Standing Committee meeting on Tuesday, October 30, 2018, at 2 pm.

ADOPTED ON CONSENT (Vote No. 03302)

## ADMINISTRATIVE REPORTS

### 1. Grant for Good Night Out Street Team in the Granville Entertainment District September 7, 2018

- A. THAT Council approve a grant of \$20,000 to Good Night Out Vancouver Society to deliver the Good Night Out Street Team Program in the Granville Entertainment District as described in the Administrative Report dated September 7, 2018, entitled, "Grant for Good Night out Street Team in the Granville Entertainment District". The funding source will be the 2018 operating budgets of Development Building & Licensing and Engineering Street Activities.
- B. THAT, pursuant to Section 206 (1) (j) of the *Vancouver Charter*, Council deem the organization in A above to be contributing to the health and welfare of the city.
- C. THAT the grant be subject to the approved recipient organization signing and returning a grant letter agreeing in writing to its terms.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY (Vote No. 03326)

### 2. Capital Grant for 616 East Cordova Street (Union Gospel Mission) for Supportive Housing August 23, 2018

- A. THAT Council approve a grant of \$1,590,000 ("the Capital Grant") to the Union Gospel Mission ("UGM") (a registered charity with Canada Revenue Agency) to assist with the construction of its proposed 63-unit social and supportive housing development ("the Development") at 616 East Cordova Street, legally described as PID: 023-179-732, Parcel A Block 59 District Lot 196 Group 1 New Westminster District Plan LMP24681 (the "Lands"); source of funding to be

development contributions from the 2015-2018 Capital Plan (Non-Market Rental Housing);

FURTHER THAT Council approve \$1.59 million increase to the Multi-Year Capital Budget. Expenditures will be managed within the overall approved 2018 Annual Capital Expenditure Budget;

FURTHER THAT the issuance of the Capital Grant be subject to the following conditions:

- i. Execution of a grant agreement (“the Grant Agreement”) on the terms and conditions as outlined in the Administrative Report dated August 23, 2018, entitled “Capital Grant for 616 East Cordova Street (Union Gospel Mission) for Supportive Housing” (or signing and returning a grant letter agreeing in writing to its terms);
  - ii. Registration of a housing agreement (“the Housing Agreement”) securing all 63 housing units as Social Housing (“the Social Housing Units”) for 60 years or the life of the building, whichever is greater, in accordance with the definition of Social Housing per the Zoning and Development By-law, Development Cost Levy By-law, and the Downtown Eastside Plan;
  - iii. Confirmation of funding/financing sources for the Development secured to the satisfaction of the Director of Legal Services; and,
  - iv. Building Permit issuance for the Development.
- B. THAT the Grant Agreement and/or grant approval letter be on the terms generally outlined in the Administrative Report dated August 23, 2018, entitled “Capital Grant for 616 East Cordova Street (Union Gospel Mission) for Supportive Housing” and otherwise satisfactory to the General Manager Arts, Culture and Community Services and Director of Legal Services.
- C. THAT the General Manager Arts, Culture and Community Services be authorized to execute a grant approval letter, and the Director of Legal Services be authorized to execute a Grant Agreement, on behalf of the City.
- D. THAT no legal rights or obligations are created by the approval of A above unless and until the Grant Agreement (or letter of agreement) is executed and delivered by the City and the UGM.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY (Vote No. 03303)

**3. Theatre Rental Grants Supplemental Assistance for Fall 2018 and Spring 2019 and One-time Grant to Vancouver Symphony Orchestra to Support 100th Anniversary Programming  
August 21, 2018**

This report was referred to the Standing Committee on City Finance and Services meeting on September 19, 2018, in order to hear from speakers.



**4. City Support for Healthy School Meal Programs  
September 7, 2018**

- A. THAT Council approve a grant of up to \$128,000 to the Vancouver School Board (VSB) for their school food programs from September to December 2018. Source of funding is the 2018 Social Policy Operating Budget.
- B. THAT Council approve a grant of \$59,000 to Fresh Roots Urban Farm for their pilot project: Youth Serving Youth: A Universal Meal Program, on approval of the final proposal. Source of funding is the 2018 Social Policy Grants Operating Budget.
- C. THAT Council approve a grant of \$32,000 to the Strathcona Community Centre Association for the Strathcona Breakfast Program from September to December 2018. Source of funding is the 2018 Social Policy Grants Operating Budget.
- D. THAT Council deem the Vancouver School Board (VSB) to be an organization contributing to the welfare of the City under Section 206(1)(j) of the *Vancouver Charter* in respect of the VSB's school food program referenced in A, above.
- E. THAT Council authorize the General Manager of Arts, Culture, and Community Services to negotiate and execute agreements to disperse the grants described in A, B, and C above on the terms and conditions set out in the Administrative Report dated September 7, 2018, entitled "City Support for Healthy School Meal Programs", or such other terms and conditions as are satisfactory to the General Manager of Arts, Culture, and Community Services and Director of Legal Services.
- F. THAT no legal rights or obligations will arise or be created by Council's adoption of A through C above unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT AND  
A to C BY THE REQUIRED MAJORITY (Vote No. 03324)

**5. Innovation Fund Grant – Curiosity Commons Program  
August 21, 2018**

- A. THAT Council approve a grant of \$175,000 to the Vancouver School Board to support implementation of the Curiosity Commons Program; a three-year pilot program aimed at fostering STEAM (Science, Technology, Engineering, Art and Design and Mathematics) education in select Vancouver elementary schools. The source of funding for this grant is the City's Innovation Fund and provision of the grant is conditional on confirmation of sufficient funding from other public and/or private sector sources to support the pilot
- B. THAT pursuant to section 206 (1) (j) of the *Vancouver Charter*, Council deems the organization named in A above to be contributing to the welfare of the City.

- C. THAT no legal rights or obligations are created by the approval of A above unless and until a Grant Agreement (or letter of agreement) is executed and delivered by the City and Vancouver School Board;
- D. THAT the Director of Legal Services be authorized to execute a Grant Agreement, on behalf of the City.

ADOPTED ON CONSENT AND  
A BY THE REQUIRED MAJORITY (Vote No. 03306)

**6. Application for Payment-in-Lieu of Parking at 1133 Melville Street  
August 10, 2018**

- A. THAT Council approve in principle the offer of payment-in-lieu in the amount of \$1,976,000 for the waiver of 80 commercial parking spaces required by Section 4.1.2 of the Parking By-law for the development application at 1133 Melville Street.
- B. THAT Council direct the payment of \$1,976,000 into the Pay-in-Lieu Parking Reserve: Off-Street Parking.
- C. THAT the Director of Legal Services be instructed to bring forward for enactment a By-law to amend Schedule A of the Parking By-law pursuant to Section 4.12.5 to effect this waiver.

ADOPTED ON CONSENT (Vote No. 03308)

**7. Local Improvements – Project List for Consideration – Court of Revision 639  
August 13, 2018**

- A. THAT the three petition projects, listed in Appendix I of the Administrative Report dated August 13, 2018, entitled “Local Improvements – Project List for Consideration – Court of Revision 639”, be advanced as Local Improvements and be brought before a Court of Revision on November 22, 2018.
- B. THAT the funding strategy for the aforementioned projects be adopted as detailed in the “Local Improvements Funding Strategy Report” Appendix II of the Administrative Report dated August 13, 2018, entitled “Local Improvements – Project List for Consideration – Court of Revision 639”. One lane paving project is to be funded by the property owners and the City. The other two projects for lane speed humps and lane lighting are to be funded by the property owners.

ADOPTED ON CONSENT (Vote No. 03322)

**8. 2019 Interest Rate on Property Tax Arrears  
August 15, 2018**

- A. THAT City Council set an interest rate of 7.70% for property tax arrears to be effective January 1, 2019.

- B. THAT the Director of Legal Services be instructed to bring forward for enactment a by-law regarding the 2019 interest rate on property tax arrears, for consideration by Council on or before September 30, 2018, in accordance with the provisions of Section 415 (2) of the Vancouver Charter.

ADOPTED ON CONSENT (Vote No. 03307)

**9. Application to FCM's Green Municipal Fund for New Sewage Heat Capacity for False Creek Neighbourhood Energy Utility  
August 3, 2018**

THAT Council approve an application to the Federation of Canadian Municipalities' Green Municipal Fund for a loan of up to \$11.6 million and a grant of up to \$1.8 million for New Sewage Heat Capacity for False Creek Neighbourhood Energy Utility.

ADOPTED ON CONSENT (Vote No. 03310)

**10. Funding Application to Green Infrastructure – Environmental Quality Program – Hastings Sunrise Sewer Renewal and Green Infrastructure Project  
August 15, 2018**

THAT Council approve a funding application to Investing in Canada Infrastructure Program (ICIP) Green Infrastructure – Environmental Quality Sub-Stream for \$22 million or 73.33% (\$12 million or 40% federal and \$10 million or 33.33% provincial) of the \$30 million in total eligible project costs towards the Hastings Sunrise Sewer Renewal and Green Infrastructure project.

FURTHER THAT Council commit \$11 million in City funding to this project from the Sewer Renewal Program in the 2019-2022 Capital Plan, subject to approval of the 2019 Capital budget.

ADOPTED ON CONSENT (Vote No. 03312)

**11. Lease for Dorothy Lam Children's Centre, Sublease for Pender Street Children's Centre, and Sub-sublease for Quayside Children's Centre  
August 7, 2018**

- A. THAT Council authorize the Director of Real Estate Services to negotiate and execute, with the Vancouver Society of Children's Centres (the "Society," or "VSOCC") as the non-profit operator and, as appropriate, tenant, subtenant or sub-subtenant:
- i. one lease (the "Lease") for the Dorothy Lam Children's Centre ("Dorothy Lam") at 188 Drake Street, being a portion of a building situated on lands legally described as *PID 018-368-964; Lot 214 False Creek Plan LMP10733*;

- ii. one sublease (the "Sublease") for the Pender Street Children's Centre ("Pender") at #100 – 1140 West Pender Street, being a portion of a building situated on lands legally described as *PID 007-063-563; Lot 1 Block 16 District Lot 185 Plan 19162*, and pursuant to Lease M51928; and
- iii. one sub-sublease (the "Sub-sublease") for the Quayside Children's Centre ("Quayside") at 1011 Marinaside Crescent, being a portion of a building situated on lands legally described as *PID 024-264-270; Lot 272 Except Part Subdivided by Air Space Parcel Plan LMP54043 False Creek New Westminster District Plan LMP39586*, and pursuant to Lease BM310074, Sublease BT162367 and Easement BT169306,

(collectively, the "Premises,")

on the following terms and conditions and as set out in the basic lease terms attached as Appendix B of the Administrative Report dated August 7, 2018, entitled "Lease for Dorothy Lam Children's Centre, Sublease for Pender Street Children's Centre, and Sub-sublease for Quayside Children's Centre", and upon such other terms and conditions to the satisfaction of the General Manager of Real Estate and Facilities Management, the General Manager of Arts, Culture and Community Services and the Director of Legal Services:

Term and Renewals: Five (5) years with two (2) options to renew, each for a further five (5) years (fifteen years total term).

Total Rent: Ten dollars (\$10.00) for each term or renewal term, inclusive of payment in lieu of property taxes, except for Pender, where property taxes will be paid by the Society under the provisions of the amenity bonusing program and pursuant to the terms of the head lease.

Form of Lease: The Lease, Sublease and Sub-sublease are to be based on the City's standard form of lease for Non-Profit Childcares (Nominal Rent).

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

ADOPTED ON CONSENT AND  
A BY THE REQUIRED MAJORITY (Vote No. 03314)

## **12. 3510 Fraser Street Lease and Operator Selection August 21, 2018**

- A. THAT Council approve Community Land Trust Foundation of BC ("CLT") or, at the request of CLT, a wholly-owned subsidiary of CLT provided that CLT will remain liable for all obligations of such subsidiary as guarantor, as the selected non-profit partner to finance, build, operate and maintain the 58 unit, seniors, social housing project on the City-owned site located at 3510 Fraser Street, legally described as PID: 028-868-218, Lot A Block 54 District Lot 301 Group 1 new Westminster District Plan BCP50970 (the "Property");

- B. THAT Council authorize the Director of Real Estate Services to negotiate and execute a ground lease (the "Lease") on behalf of the CEO of the Vancouver Affordable Housing Agency ("VAHA") for the Property with the Community Land Trust Foundation of BC ("CLT") to enable the development of a non-market housing project, which Lease will provide for:
- i) a term of 60 years;
  - ii) a nominal prepaid rent;
  - iii) a minimum of 30% of the units with distribution across studios and one bedroom units must be rented below market, as follows:
    - (a) rents are required not to exceed 1/40<sup>th</sup> of the Housing Income Limits (HILs) for the applicable unit type;
    - (b) HILs unit occupants' household income may not exceed HILs as set out in the then-current "Housing Income Limits" table published by the British Columbia Housing Management Commission;
  - iv) reporting requirements, including an annual rent roll and a periodic building condition report;
  - v) a requirement to create, implement and comply with a capital asset plan;
  - vi) a requirement to maintain a capital replacement reserve at a level of funding determined by an independent third party consultant with relevant expertise and approved by the City;
  - vii) a requirement that operating surplus generated from the project:
    - (a) first, be used to create and maintain a reserve for the purpose of subsidizing the rent of the 18 HILs units as required to meet rental rate requirements outlined in the Housing Agreement, and targets of the lease; and
    - (b) second, to be divided equally among the City, BC Housing and CLT, on a one-third net basis, with CLT's portion to be used to increase the affordability of HILs units in the building or increase the number of HILs units, or create or acquire net new, social housing within Vancouver; and BC Housing's portion to be reinvested in affordable housing projects in Vancouver under the new Vancouver Affordable Housing Endowment Fund (or other affordable housing projects in Vancouver that BC Housing and the City both support and as agreed-to by the City), subject to approval from its Executive Committee and/or Board of Commissioners;
  - viii) an option in favour of the Provincial Rental Housing Corporation to assume the rights and obligation of the lessee in the event of specified

defaults as contemplated by the City's Standard Lease Charge Terms for bare land leases of this kind;

- ix) an option to sublease back to the City the seniors centre on the ground floor of the new development to be operated by 411 Senior Centre Society (1977) as further described herein (the "Seniors' Centre"), which sublease will provide for:
  - a. a term which is the term of the ground lease less a day;
  - b. a nominal prepaid rent;
  - c. an option to sub-sublease the Seniors' Centre to 411 Senior Centre Society (1977), the terms and conditions of which will be as described in D below; and
  - d. such other terms and conditions as are satisfactory to the General Manager of Real Estate and Facilities Management and Director of Legal Services;
- x) which will otherwise be in accordance with the terms and conditions satisfactory to the General Manager of Arts, Culture and Community Services, the General Manager of Real Estate and Facilities Management, the Director of Finance, and the Director of Legal Services.

C. THAT Council authorize the Director of Real Estate to enter into a sublease between Community Land Trust Foundation of BC ("CLT") as landlord and the City as tenant of the Seniors' Centre and to be constructed by CLT on the Property, which sublease will provide for:

- i) a term which is the term of the ground lease less a day;
- ii) a nominal prepaid rent;
- iii) an option to sub-sublease the Seniors' Centre to 411 Senior Centre Society (1977), the terms and conditions of which will be as described in Recommendation D below; and
- iv) such other terms and conditions as are satisfactory to the General Manager of Real Estate and Facilities Management and Director of Legal Services;

D. THAT Council authorize the Director of Real Estate Services to negotiate and execute a sub-sublease between the City as sub-landlord and Seniors' Centre to 411 Senior Centre Society (1977) as sub-tenant for the purpose of operating a seniors' centre as further described herein, which sub-sublease will provide for:

- i) a term of 60 years (less two days);
- ii) a pre-paid rent payable upon registration of the sub-sublease with the pre-paid rental value for the 60 year term being 75% of the fee simple fair market value of the land portion (exclusive of the buildings and/or

- improvements) of the Seniors' Centre space as at the date of commencement of the CLT Ground Lease;
- iii) 411 to be responsible for all operating costs, utilities and management in respect of the 411 Component and will be responsible for the maintenance and repair of the Seniors' Centre; and
  - iv) which will otherwise be in accordance with the terms and conditions satisfactory to the General Manager of Arts, Culture and Community Services, the General Manager of Real Estate and Facilities Management, the Director of Finance, and the Director of Legal Services.
- E. THAT Council's decision to commence negotiations and execute the Lease will not, in any way, limit Council or the City and its officials (including the Approving Officer) in exercising their regulatory discretion in respect of any rezoning, subdivision or consolidation or permitting of or for the Properties; and
- F. THAT no legal rights or obligations will arise or be created by Council's adoption of A, B, C and D above unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT AND  
B BY THE REQUIRED MAJORITY (Vote No. Vote No. 03320)

**13. 3183 and 3245 Pierview Crescent (Parcels 3 and 5A) Operator Selection and Lease Terms  
August 20, 2018**

- A. THAT Council authorize the Director of Real Estate Services to negotiate and, subject to the conditions set out in B below, execute a ground lease, (the "Lease") for the City-owned sites located at 3183 Pierview Crescent (PID: 030.284.767, Lot 52, Block 10, District Lot 330, Group 1, New Westminster District, Plan EPP65172) and 3245 Pierview Crescent (PID: 030.284.775, Lot 53, Block 10, District Lot 330, Group 1, New Westminster District, Plan EPP65172) (the "Properties) with Community Land Trust Foundation of BC ("CLT") or, at the request of CLT, a wholly-owned subsidiary of CLT provided that CLT will remain liable for all obligations of such subsidiary as guarantor, to enable the development of non-market housing projects which Lease will provide for:
- i. a term of 99 years;
  - ii. a nominal prepaid rent;
  - iii. affordability requirements as follows:
    - 1. a minimum of 30% of the units must be rented below market, as follows:
      - a. rents are required not to exceed 1/40<sup>th</sup> of the Housing Income Limits (HILs) for the applicable unit type;

- b. HILs unit occupants' household income may not exceed HILs as set out in the then-current "Housing Income Limits" table published by the British Columbia Housing Management Commission;  
  
or such other deeper levels of affordability as may be determined by the General Manager of Arts Culture and Community Services, in consultation with the Director of Finance, if such requirements do not compromise the ability of the project to raise capital funding and financing from senior governments and the long-term financial viability of the project;
- 2. following completion by CLT of the buildings to be constructed at: 1210 Seymour Street and 560 Davie Street; 1190 Burrard Street; 1001 Kingsway; 3279-3297 Vaness Avenue; and 177 West Pender, all as further described in RTS 12616, and intended to be managed by CLT on a portfolio basis with the Properties (the "Portfolio"), the units at the Properties must be rented at rates such that units across the Portfolio are rented in the aggregate at 15-30% below market;
- iv. reporting requirements, including an annual rent roll and a periodic building condition report;
- v. a requirement to create, implement and comply with a capital asset plan;
- vi. a requirement to maintain a capital replacement reserve at a level of funding determined by an independent third party consultant with relevant expertise and approved by the City;
- vii. a requirement that any operating surplus generated from the project:
  - 1. first, be used to create and maintain a reserve for the purpose of subsidizing the rent of the HILs units as required to meet rental rate requirements as outlined in the housing agreement and targets of the lease; and,
  - 2. second, to be divided equally between the City and CLT, with CLT's portion to be used to increase the affordability of HILs units in the building or increase the number of HILs units, or create or acquire net new, social housing within Vancouver; orshould BC Housing become a funder of the project, to be divided equally among the City, BC Housing and CLT, on a one-third net basis, with BC Housing's portion to be reinvested in affordable housing projects in Vancouver under the new Vancouver Affordable Housing Endowment Fund (or other affordable housing projects in Vancouver that BC Housing and the City both support and as agreed-to by the City), subject to approval from its Executive Committee and/or Board of Commissioners;



- viii. if applicable, an option in favour of the Provincial Rental Housing Corporation to assume the rights and obligation of the lessee in the event of specified defaults as contemplated by the City's Standard Lease Charge Term for bare land leases of this kind; and which will otherwise be in accordance with the terms and conditions outlined in this report and to the satisfaction of the CEO of the Vancouver Affordable Housing Agency ("VAHA"), General Manager of Community Services, General Manager of Real Estate and Facilities Management, Director of Finance, and Director of Legal Services.
- B. THAT execution of the Lease be conditional on
- i. the approval by the City of a project pro forma submitted by Community Land Trust Foundation of BC ("CLT") incorporating current financial information (including all sources of required debt and equity financing), a market rent analysis completed within the previous six months and Class A or B construction cost estimates and demonstrating that the project will meet or exceed the affordability requirements set out in A above;
  - ii. the development permit prior-to letter for the project has been issued or is issuable; and
  - iii. CLT obtaining commitment letters, letters of intent and/or memorandums of understanding in respect of all required project equity and debt financing on terms and conditions approved by the City.
- C. THAT Council's decision to commence negotiations and execute the Lease will not, in any way, limit Council or the City and its officials (including the Approving Officer) in exercising their regulatory discretion in respect of any rezoning, subdivision or consolidation or permitting of or for the Properties.
- D. THAT no legal rights or obligations will arise or be created by Council's adoption of A above, unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT AND  
A BY THE REQUIRED MAJORITY (Vote No. 03316)

#### **14. Commemorative Naming of Civic Assets September 5, 2018**

This report was referred to the Council Meeting following the Standing Committee on City Finance and Services meeting on September 19, 2018, due to time constraints.

**15. Clarification of Authority – Safety Standards Act on Port Lands  
August 29, 2018**

THAT pursuant to Section 5(6) of the *Safety Standards Act*, SBC 2003, c 39 (the “Act”):  
The City Manager be directed to provide notice to the Provincial Government that the  
City transfers back to the Province any delegated authority it may have to administer the  
Act and regulations described in s. 2 of the Administration Delegation Regulation,  
BC Reg 136/2004 (“Delegation Regulation”) on those lands within the City of Vancouver  
which are described in Schedule “B” of the Letters Patent of the Vancouver Fraser Port  
Authority issued pursuant to Order in Council P.C. 2007-1885 December 6, 2007  
(the “Vancouver Port Lands”).

ADOPTED ON CONSENT (Vote No. 03319)

**16. Accessibility Strategy Development – Phase I  
September 7, 2018**

- A. THAT Council direct staff to begin the development of Phase I of an Accessibility Strategy in 2019, as generally outlined in the Administrative Report dated September 7, 2018, entitled “Accessibility Strategy Development – Phase I”, and report back to Council for approval of the outcomes of Phase I. Resources will be considered as part of the 2019 operating budget process.
- B. THAT staff convenes a task force appointed from representatives of the current Persons with Disabilities Advisory Committee, Seniors’ Advisory Committee, and the People with Lived Experience Advisory on Mental Health and Substance Use, with membership to be renewed subject to confirmation of those committees’ constitutions and mandates by the next Council, to work with City staff in developing Phase I of the Accessibility Strategy.

ADOPTED ON CONSENT (Vote No. 03317)

**OTHER REPORTS**

**1. Street Naming – Naming of Street Extensions Adjacent to Little Mountain  
Development  
July 5, 2018**

- A. THAT the new public street between Quebec and Ontario Streets, running south from East 33rd Avenue to the extension of East 36th Avenue noted in C below, be named “James Street” as it is an extension of the existing street.
- B. THAT the new public street between Ontario and Main Streets, running north from East 37th Avenue to the extension of East 36th Avenue noted in C below, be named “Quebec Street” as it is an extension of the existing street.
- C. THAT the new public street between East 35th Avenue and East 37th Avenue, running west from Main Street to the extension of Quebec as noted in B above, be named “East 36th Avenue” as it is an extension of the existing street.

- D. THAT the new public street between East 33rd Avenue and the extension of East 36th Avenue as noted in C above, running west from Quebec Street to the extension of James Street as noted in A above, be named "East 35th Avenue" as it is an extension of the existing street.
- E. THAT the Director of Legal Services be instructed to bring forward for enactment the appropriate amendments to the Street Name By-law.

ADOPTED ON CONSENT (Vote No. 03315)

\* \* \* \* \*

*At approximately noon, it was*

*MOVED by Councillor Stevenson  
SECONDED by Councillor Deal*

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

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

\* \* \* \* \*

## **BY-LAWS**

Mayor Robertson advised that Councillor Bremner had previously declared conflict of interest with regard to By-law 7 and would not be voting on the enactment.

Councillor Ball advised she had reviewed the proceedings of the meeting related to by-laws 26, 38 and 41 to 44, and would be voting on the enactments.

Councillor Bremner advised he had reviewed the proceedings of the meetings for by-laws 12, 15, 29, 39 and 40, and would be voting on the enactments.

Councillor Stevenson advised he had reviewed the proceedings of the meeting for By-law 31, and would be voting on the enactment.

*MOVED by Councillor Louie  
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 66 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.*

*CARRIED UNANIMOUSLY*

1. A By-law to Contract a Debt by the Issue and Sale of 3.10% Sinking Fund Debentures in the Aggregate Principal Amount of \$85,000 for the Objects Set Out in Schedule "B" (By-law No. 12203)
2. A By-law to amend Area Specific Development Cost Levy By-law No. 9418 regarding 2018 rates (By-law No. 12204)
3. A By-law to amend Vancouver Development Cost Levy By-law No. 9755 regarding 2018 rates (By-law No. 12205)
4. A By-law to amend Mountain View Cemetery By-law No. 8719 regarding 2019 fees (By-law No. 12206)
5. A By-law to amend Noise Control By-law No. 6555 (575 Drake Street) (By-law No. 12207)
6. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (575 Drake Street) (By-law No. 12208)
7. A By-law to amend Sign By-law No. 11879 (575 Drake Street – Covenant House) (By-law No. 12209)  
*(Councillor Bremner ineligible to the vote due to Conflict of Interest)*
8. A By-law to amend Parking By-law No. 6059 with regard to CD-1 District Parking requirements (4238-4262 Cambie Street) (By-law No. 12210)
9. A By-law to amend Subdivision By-law No. 5208 (4238-4262 Cambie Street) (By-law No. 12211)
10. A By-law to amend Noise Control By-law No. 6555 (320 Granville Street) (By-law No. 12212)
11. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (320 Granville Street) (By-law No. 12213)
12. A By-law to amend Sign By-law No. 6510 (320 Granville Street) (By-law No. 12214)
13. A By-law to amend Noise Control By-law No. 6555 (155 East 37th Avenue – Little Mountain) (By-law No. 12215)
14. A By-law to amend Parking By-law No. 6059 with regard to CD-1 Districts Parking requirements (155 East 37th Avenue – Little Mountain) (By-law No. 12216)
15. A By-law to amend Sign By-law No. 11879 (155 East 37th Avenue – Little Mountain) (By-law No. 12217)  
*(Mayor Robertson ineligible for the vote)*
16. A By-law to amend Noise Control By-law No. 6555 (1500 West Georgia Street) (By-law No. 12218)
17. A By-law to amend Parking By-law No. 6059 with regard to CD-1 District Parking requirements (1500 West Georgia Street) (By-law No. 12219)

18. A By-law to amend Sign By-law No. 11879 (1500 West Georgia Street) (By-law No. 12220)
19. A By-law to amend Noise Control By-law No. 6555 (8242 Oak Street) (By-law No. 12221)
20. A By-law to amend Sign By-law No. 11879 (8242 Oak Street) (By-law No. 12222)  
*(Councillor Bremner ineligible for the vote)*
21. A By-law to amend Subdivision By-law No. 5208 (8242 Oak Street) (By-law No. 12223)
22. A By-law to amend Noise Control By-law No. 6555 (2109 East Hastings Street) (By-law No. 12224)
23. A By-law to amend Sign By-law No. 11879 (2109 East Hastings Street) (By-law No. 12225)  
*(Mayor Robertson ineligible for the vote)*
24. A By-law to amend Noise Control By-law No. 6555 (1296 West Broadway) (By-law No. 12226)
25. A By-law to amend Sign By-law No. 11879 (1296 West Broadway) (By-law No. 12227)
26. A By-law to amend Zoning and Development By-law No. 3575 regarding 2018 Annual Inflationary Adjustments to Density Bonus Contributions available in certain zoning districts (By-law No. 12228)  
*(Councillor Reimer and Mayor Robertson ineligible for the vote)*
27. A By-law to amend the Zoning and Development By-law No. 3575 to create new district schedules, amend C-2, and rezone certain designated areas in Grandview-Woodland (By-law No. 12229)
28. A By-law to amend Sign By-law No. 11879 with regard to the RM-11, RM-11N, and RM-12N District Schedules (By-law No. 12230)
29. A By-law to amend Subdivision By-law No. 5208 with regard to the RM-11, RM-11N, and RM-12N District Schedules (By-law No. 12231)
30. A By-law to amend Parking By-law No. 6059 with regard to the RM-11, RM-11N, and RM-12N District Schedules (By-law No. 12232)
31. A By-law to amend CD-1 (99) By-law No. 4238 and 4860 (605-695 Southeast Marine Drive) (By-law No. 12233)  
*(Councillors Ball ineligible for the vote)*
32. A By-law to amend Downtown Official Development Plan By-law No. 4912 regarding land use in Area N and Area L1 (By-law No. 12234)
33. A By-law to amend Parking By-law No. 6059 (Transportation 2040) (By-law No. 12235)

34. A By-law to amend Sign By-law No. 11879 Housekeeping amendments (By-law No. 12236)  
*(All members of Council present at the Public Hearing)*
35. A By-law to enact a Housing Agreement for 2075 West 12th Avenue (By-law No. 12237)
36. A By-law to amend Zoning and Development By-law No. 3575 regarding amendments to the HA-1 and HA-1A Districts Schedule (By-law No. 12238)
37. A By-law to amend the Green Demolition By-law No. 11023 Regarding buildings constructed before 1950, and deconstruction and wood salvage (By-law No. 12239)
38. A By-law to amend CD-1 (704) By-law No. 12195 (155 East 37th Avenue) (By-law No. 12240)  
*(Councillor Reimer and Mayor Robertson ineligible for the vote)*
39. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (124 Dunlevy Avenue) (By-law No. 12241)  
*(Councillor Bremner not on Council at the time of Public Hearing)*
40. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (870 East 8th Avenue – Red Door Housing Society) (By-law No. 12240)
41. A By-law to designate certain real property as protected heritage property (2040 Columbia Street – Lougheed Residence) (By-law No. 12243)  
*(Councillor Reimer and Mayor Robertson ineligible for the vote)*
42. A By-law to amend the Zoning and Development By-law No. 3575 Regarding new RM-8A and RM-8AN Districts (By-law No. 12244)  
*(Councillor Reimer and Mayor Robertson ineligible for the vote)*
43. A By-law to amend Zoning and Development By-law No. 3575 regarding drainage issues (By-law No. 12245)  
*(Councillor Reimer and Mayor Robertson ineligible for the vote)*
44. A By-law to amend Sign By-law No. 11879 (regarding new RM-8A and RM-8AN Districts) (By-law No. 12246)  
*(Councillor Reimer and Mayor Robertson ineligible for the vote)*
45. A By-law to amend Parking By-law No. 6059 Regarding parking requirements for new RM-8A and RM-8AN Districts (By-law No. 12247)
46. A By-law to amend Subdivision By-law No. 5208 regarding new RM-8A and RM-8AN Districts (By-law No. 12248)
47. A By-law to amend Arbutus Corridor Official Development Plan By-law No. 8249 regarding removal of certain lands (By-law No. 12249)
48. A By-law to amend Regional Context Statement Official Development Plan By-law No. 10789 regarding land use in the Arbutus Corridor (By-law No. 12250)

49. A By-law to amend Street Name By-law No. 4054 regarding the naming of street extensions adjacent to Little Mountain Development (By-law No. 12251)
50. A By-law to amend the Ticket Offences By-law No. 9360 Regarding housekeeping amendments (By-law No. 12252)
51. A By-law to amend Noise Control By-law No. 6555 Regarding housekeeping amendment (By-law No. 12253)
52. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (521-527 West 8th Avenue) (By-law No. 12254)
53. A By-law to enact a Housing Agreement for 1500 Robson Street (By-law No. 12255)
54. A By-law to enact a Housing Agreement for 3819 Boundary Road (By-law No. 12256)
55. A By-law to enact a Housing Agreement for 1619-1651 East Broadway (By-law No. 12257)
56. A By-law to amend Building By-law No. 10908 to increase fees (By-law No. 12258)
57. A By-law to amend Electrical By-law No. 5563 Regarding Fees for 2019 (By-law No. 12259)
58. A By-law to amend Gas Fitting No. 3507 Regarding Fees for 2019 (By-law No. 12260)
59. A By-law to amend Miscellaneous Fees By-law No. 5664 Regarding Fees for 2019 (By-law No. 12261)
60. A By-law to amend Noise Control By-law No. 6555 Regarding Fees for 2019 (By-law No. 12262)
61. A By-law to amend Protection of Trees By-law No. 9958 Regarding Fees for 2019 (By-law No. 12263)
62. A By-law to amend Secondary Suite Inspection Fee By-law No. 6553 Regarding Fees for 2019 (By-law No. 12264)
63. A By-law to amend Sign Fee By-law No. 11880 to increase fees (By-law No. 12265)
64. A By-law to amend Subdivision By-law No. 5208 Regarding Fees for 2019 (By-law No. 12266)
65. A By-law to amend Protection of Trees By-law No. 9958 regarding security and miscellaneous matters (By-law No. 12267)
66. A By-law to amend Ticket Offences By-law No. 9360 regarding Protection of Trees By-law (By-law No. 12268)

## MOTIONS

### A. Administrative Motions

#### 1. Closure and Sale of a Portion of Lane Adjacent to 3681 Victoria Drive and 1915 Stainsbury Avenue

MOVED by Councillor Louie  
SECONDED by Councillor Reimer

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. There is a proposal to redevelop:
  - a) [PID: 009-420-185] Lot A Block A District Lot 195 Plan 10286; and
  - b) [PID: 009-420-240] Lot 8 Block A District Lot 195 Plan 10286;together, the "Rezoning Lots";
3. The owner of the Rezoning Lots has made application to purchase an abutting 307.4 square metre portion of lane;
4. The said portion of lane to be closed was dedicated by the deposit of Plan 10286 in 1959;
5. The said portion of lane to be closed is no longer required for municipal purposes;
6. The said portion of lane to be closed will be conveyed to the abutting owner and subdivided with the Rezoning Lots to dedicate lane to the City and to form a single parcel.

THEREFORE BE IT RESOLVED THAT all that portion of lane adjacent to said Lot A and said Lot 8, the same as shown in heavy outline on the Reference Plan prepared by Mike Shaw, B.C.L.S., completed on the 23rd day of July, 2018, and numbered Plan EPP81688, a copy of which is attached hereto, be closed, stopped-up and conveyed to the owner of the said Rezoning Lots; and

BE IT FURTHER RESOLVED THAT the said portion of lane to be closed is to be subdivided with the said Rezoning Lots to form a single parcel and to dedicate lane to the City, as shown within the heavy bold outline on the Subdivision Plan prepared by Mike Shaw, B.C.L.S., completed on the 23rd day of July, 2018, and numbered Plan EPP81689, to the satisfaction of the Director of Legal Services and the Approving Officer.

CARRIED UNANIMOUSLY



**2. Approval of Form of Development – 371 West 2nd Avenue (1988 Wylie Street)**

MOVED by Councillor Louie  
SECONDED by Councillor Reimer

THAT the form of development for this portion of the site known as 371 West 2nd Avenue be approved generally as illustrated in the Development Application Number DP-2017-00858, prepared by DYS Architecture, and stamped “Received, Community Services Group, Development Services”, on August 09, 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 – 7638 Cambie Street**

MOVED by Councillor Louie  
SECONDED by Councillor Reimer

THAT the form of development for this portion of the site known as 7638 Cambie Street be approved generally as illustrated in the Development Application Number DP-2017-00763, prepared by Andrew Emmerson of GBL Architects, and stamped “Received, Community Services Group, Development Services”, on December 21, 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. Approval of Form of Development – 1090 West Pender Street**

MOVED by Councillor Louie  
SECONDED by Councillor Reimer

THAT the form of development for this portion of the site known as 1090 West Pender Street be approved generally as illustrated in the Development Application Number DP-2017-0907, prepared by Musson Cattell Mackey Partnership Architects, and stamped “Received, Community Services, Development Services”, on August 28, 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

**5. Approval of Form of Development – 870 East 8th Avenue**

MOVED by Councillor Louie  
SECONDED by Councillor Reimer

THAT the form of development for this portion of the site known as 870 East 8th Avenue be approved generally as illustrated in the Development Application Number DP-2018-00101, prepared by Dane Jansen of DYS Architecture, and stamped “Received, Community Services Group, Development Services”, on June 1, 2018, 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

**6. Approval of Form of Development – 3438 Sawmill Crescent**

MOVED by Councillor Louie  
SECONDED by Councillor Reimer

THAT the form of development for this portion of the site known as East Fraserlands Parcel 16.2 (3438 Sawmill Crescent being the application address) be approved generally as illustrated in the Development Application Number DP-2017-01176, prepared by John Wall of Public Design, and stamped “Received, Community Services Group, Development Services”, on November 16, 2017, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

**7. Approval of Form of Development – 188 East 6th Avenue**

MOVED by Councillor Louie  
SECONDED by Councillor Reimer

THAT the form of development for this site known as 188 East 6th Avenue be approved generally as illustrated in the Development Application Number DP-2017-01206, prepared by Rositch Hemphill Architects, and stamped “Received, Community Services Group, Development Services”, on May 3, 2018, 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

**8. Approval of Form of Development – 725-747 Southeast Marine Drive**

MOVED by Councillor Louie  
SECONDED by Councillor Reimer

THAT the form of development for this portion of the site known as 725-747 Southeast Marine Drive be approved generally as illustrated in the Development Application Number DP-2017-01099, prepared by Francl Architecture, and stamped “Received, Community Services, Development Services”, on October 27, 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

**9. Approval of Form of Development – 124 Dunlevy Avenue**

MOVED by Councillor Louie  
SECONDED by Councillor Reimer

THAT the form of development for this portion of the site known as 124 Dunlevy Avenue be approved generally as illustrated in the Development Application Number DP-2017-001347, prepared by DYS Architecture, and stamped “Received, Community Services Group, Development Services”, on August 10, 2018, 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

**10. Chinatown HA-1 Design Policies and Chinatown HA-1A Design Policies**

MOVED by Councillor Louie  
SECONDED by Councillor Reimer

THAT the amendments to the documents entitled “Chinatown HA-1 Design Policies” and “Chinatown HA-1A Design Policies” as considered by Council at the Public Hearing on June 28, 2018 and July 4, 2018 and at Regular Council on July 10, 2018, be approved by Council for use by applicants and staff for development applications in the relevant districts.

CARRIED UNANIMOUSLY

**11. RM-11 and RM-11N Guidelines, RM-12N Guidelines, Strata Title Policies for RS, RT and RM Zones, C-2 Guidelines, and RM-8 and RM-8A Guidelines**

MOVED by Councillor Louie  
SECONDED by Councillor Reimer

THAT the documents entitled “RM-11 and RM-11N Guidelines”, “RM-12N Guidelines”, “Strata Title Policies for RS, RT and RM Zones” and that the amendments to the

document entitled “C-2 GUIDELINES”, as considered by Council at the Public Hearing on June 26, 2018, be approved by Council for use by applicants and staff for development applications in the relevant districts; and the document entitled “RM-8A and RM-8AN GUIDELINES” as considered by Council at the Public Hearing on September 5, 2018, be approved by Council for use by applicants and staff for development applications in the relevant districts.

CARRIED UNANIMOUSLY

\* \* \* \* \*

MOVED by Councillor Louie  
SECONDED by Councillor Reimer

THAT, due to time constraints, the following be referred to the Council Meeting following the Standing Committee on City Finance and Services meeting on September 19, 2018:

- Administrative Report 14 dated September 5, 2018, entitled “Commemorative Naming of Various Civic Assets”
- Motions on Notice:
  1. Ensuring Drinking Water in Vancouver Public Facilities is Lead-Free
  2. An Imminent Risk to Local Government Democracy in British Columbia: Anticipated Record Low Turnout for the 2018 Local Government Elections
  3. Taking Steps to Ensure the Integrity of Voting in the 2018 Vancouver Municipal Election
  4. Family Friendly Vancouver: Citywide Policy to Fast Track and Expedite Projects that Include new Child Care Centres in the City of Vancouver

CARRIED UNANIMOUSLY

MOVED by Councillor De Genova  
SECONDED by Councillor Reimer

THAT Motion on Notice B.5, “Making Room for Families: Innovative Solutions to Help Provide the Most Affordable Family Housing in the City of Vancouver”, be referred to the Standing Committee on City Finance and Services meeting on September 19, 2018, at 9:30 am, in order to hear from speakers.

CARRIED UNANIMOUSLY

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## **B. Motions on Notice**

Motions on Notice 1 to 4 were referred to the Council meeting following the Standing Committee on City Finance and Services meeting on September 19, 2018, due to time constraints.

Motion on Notice 5 was referred to the Standing Committee on City Finance and Services meeting on September 19, 2018, in order to hear from speakers.

## **ENQUIRIES AND OTHER MATTERS**

### **1. Short Term Rental Policies**

Councillor Carr requested information on short term rental policies specifically: consequences for unlicensed AirBnB hosts and ads in foreign languages. She also requested clarification on the Memorandum of Understanding (MOU) between the City and AirBnB requiring a license if the property is in Vancouver. The City Manager responded, noting information is available in the original report to Council and agreed to provide more information on the MOU.

### **2. Children in Council Chamber under the Care of a Council Member**

Councillor De Genova requested an update on the policy regarding children under the care of a Council member in Chamber during Council meetings. The City Manager responded noting this would be coming back to Council later in the year as part of the Procedure By-law revisions.

### **3. Charter Change for Affordable Home Ownership**

Councillor De Genova requested information on when the last time the Province was contacted regarding the Charter change required for affordable home ownership, and requested the City Manager follow up on this matter.

### **4. Increasing Taxi Services**

Councillor Louie noted the Province has authorized an up to 15% increase in taxi licenses and taxi companies now have a month to make their applications. He requested staff make any necessary changes on the City side, such as adjusting by-laws, sooner rather than later, and requested the City Manager follow up.

## **ADJOURNMENT**

MOVED by Councillor Deal  
SECONDED by Councillor Stevenson

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 12:23 pm.

\* \* \* \* \*