



## REGULAR COUNCIL MEETING MINUTES

NOVEMBER 13, 2018

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 13, 2018, at 9:30 am, in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Mayor Kennedy Stewart  
Councillor Rebecca Bligh  
Councillor Christine Boyle  
Councillor Adriane Carr\* (Civic Business)  
Councillor Melissa De Genova  
Councillor Lisa Dominato  
Councillor Pete Fry  
Councillor Colleen Hardwick  
Councillor Sarah Kirby-Yung  
Councillor Jean Swanson  
Councillor Michael Wiebe

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

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

\*Denotes absence for a portion of the meeting.

### 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.

### PROCLAMATION – 16 Days of Activism Against Gender-Based Violence

Mayor Stewart proclaimed November 25 to December 10, 2018, as the “16 Days of Activism Against Gender-Based Violence” in the City of Vancouver.

### IN CAMERA MEETING

MOVED by Councillor Wiebe  
SECONDED by Councillor De Genova

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;

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

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

CARRIED UNANIMOUSLY  
(Councillor Carr absent for the vote on Civic Business)

#### **ADOPTION OF MINUTES**

##### **1. Regular Council – October 30, 2018**

MOVED by Councillor De Genova  
SECONDED by Councillor Dominato

THAT the Minutes of the Regular Council meeting of October 30, 2018, be approved.

CARRIED UNANIMOUSLY  
(Councillor Carr absent for the vote on Civic Business)

##### **2. Court of Revision (Land Averaging) – October 25, 2018**

MOVED by Councillor Boyle  
SECONDED by Councillor Fry

THAT the Minutes of the Court of Revision (Land Averaging) of October 25, 2018, be approved.

CARRIED UNANIMOUSLY  
(Councillor Carr absent for the vote on Civic Business)

##### **3. Inaugural Council – November 5, 2018**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Hardwick

THAT the Minutes of the Inaugural Council meeting of November 5, 2018, be approved.

CARRIED UNANIMOUSLY  
(Councillor Carr absent for the vote on Civic Business)

## **MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor De Genova

THAT Council adopt Administrative Report 1 and Policy Report 4, on consent.

CARRIED UNANIMOUSLY  
(Councillor Carr absent for the vote on Civic Business)

Mayor Stewart noted that requests to speak had been received for Motions on Notice 1, 2, 4, and 6 to 10.

MOVED by Councillor De Genova  
SECONDED by Councillor Dominato

THAT Council refer the following motions to the Standing Committee on Policy and Strategic Priorities meeting on November 15, 2018, in order to hear from speakers:

- Motion on Notice 1 – Expediting a City-Wide Plan for Vancouver
- Motion on Notice 2 – A Renter's Office at the City of Vancouver
- Motion on Notice 4 – 58 West Hastings Street
- Motion on Notice 6 – Setting New Standards: Expediting Development and Building Permits and Examining Fees to Improve Affordability in the City of Vancouver
- Motion on Notice 7 – Opioid Emergency Task Force
- Motion on Notice 8 – Reconsider RS Zoning Amendments – By-law No. 3575 and Related Strata Title Guidelines
- Motion on Notice 9 – Restoring Line-by-Line Budgets for the City of Vancouver
- Motion on Notice 10 – Protecting Tenants from Renovictions and Aggressive Buy-Outs

CARRIED UNANIMOUSLY  
(Councillor Carr absent for the vote on Civic Business)

## **REPORT REFERENCE**

### **1. Fall 2018 Opioid Update**

Sandra Singh, General Manager of Arts, Culture and Community Services, along with Diana Hurford, Social Policy and Projects, and Dr. Patricia Daly, Chief Medical Health Officer, Vancouver Coastal Health, provided an update on the opioid crisis. Ms. Singh, Ms. Hurford and Dr. Daly, along with Bill Spearn, Vancouver Police Department, Mary Clare Zak, Managing Director of Social Policy and Projects, and Dr. Keith Ahmad and Chris Van Veen, both from Vancouver Coastal Health Authority, responded to questions.

MOVED by Councillor De Genova  
SECONDED by Mayor Stewart

WHEREAS

1. In 2016 The Provincial Government declared a public health emergency in response to increased overdoses and opioid deaths;
2. In 2016, Council approved a 3.9% Property Tax, including 0.5% specifically to fund measures and resources to be allocated to the overdose crisis in Vancouver;
3. Resources including non-profit societies and health authority initiatives are located in the City of Vancouver, and many are located in the neighbourhood of the Downtown Eastside, providing unique services not found in other municipalities in the region;
4. On December 11, 2018, Council will hold a special budget meeting for the 2019 Capital and Operating Budgets.

THEREFORE BE IT RESOLVED THAT the Mayor write a letter on behalf of Vancouver City Council to the Premier and the Minister of Mental Health and Addictions to request urgent funding from the Provincial Government, in the amount of the 0.5% tax increase approved in 2016, or more, to help Vancouver fund resources allocated to the Overdose Crisis in Vancouver, as will be identified in the 2019 operating budget.

CARRIED UNANIMOUSLY (Vote No. 03444)

**ADMINISTRATIVE REPORTS**

**1. Approval of Council Initiatives – BIA Renewals and Expansion 2019  
October 30, 2018**

**Fraser Street BIA Renewal:**

- A1. THAT Council confirm the South Hill (Fraser Street) Business Association as sponsor for the Fraser Street BIA.
- A2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Fraser Street BIA, for a further term (5 years) commencing April 1, 2019;  
  
FURTHER THAT Council forward the application of the South Hill (Fraser Street) Business Association to a hearing of the Court of Revision.
- A3. THAT the City notify property owners and tenants within the area (outlined in Appendix A1 of the Administrative Report dated October 30, 2018, entitled “Approval of Council Initiatives – BIA Renewals and Expansion 2018”) of the proposed BIA renewal and levy.

- A4. THAT Council approve a 5-year (2019-2024) funding-ceiling of \$780,000 for the Fraser Street BIA, subject to Council approval of the renewal.

**Gastown BIA Renewal:**

- B1. THAT Council confirm the Gastown Business Improvement Society as sponsor for the Gastown BIA.
- B2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Gastown BIA, for a further term (5 years) commencing April 1, 2019;  
  
FURTHER THAT Council forward the application of the Gastown Business Improvement Society to a hearing of the Court of Revision.
- B3. THAT the City notify property owners and tenants within the area (outlined in Appendix B1 of the Administrative Report dated October 30, 2018, entitled "Approval of Council Initiatives – BIA Renewals and Expansion 2018") of the proposed BIA renewal and levy.
- B4. THAT Council approve a 5-year (2019-2024) funding-ceiling of \$3,699,524 for the Gastown BIA, subject to Council approval of the renewal.

**Marpole BIA Renewal:**

- C1. THAT Council confirm the Marpole Business Association as sponsor for the Marpole BIA.
- C2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Marpole BIA, for a further term (10 years) commencing April 1, 2019;  
  
FURTHER THAT Council forward the application of the Marpole Business Association to a hearing of the Court of Revision.
- C3. THAT the City notify property owners and tenants within the area (outlined in Appendix C1 of the Administrative Report dated October 30, 2018, entitled "Approval of Council Initiatives – BIA Renewals and Expansion 2018") of the proposed BIA renewal and levy.
- C4. THAT Council approve a 10-year (2019-2029) funding-ceiling of \$3,000,000 for the Marpole BIA, subject to Council approval of the renewal.

**Point Grey BIA Renewal:**

- D1. THAT Council confirm the Point Grey Village Business Association as sponsor for the Point Grey BIA.
- D2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Point Grey BIA, for a further term (5 years) commencing April 1, 2019;

FURTHER THAT Council forward the application of the Point Grey Village Business Association to a hearing of the Court of Revision.

- D3. THAT the City notify property owners and tenants within the area (outlined in Appendix D1 of the Administrative Report dated October 30, 2018, entitled "Approval of Council Initiatives – BIA Renewals and Expansion 2018") of the proposed BIA renewal and levy.
- D4. THAT Council approve a 5-year (2019-2024) funding-ceiling of \$1,250,000 for the Point Grey BIA, subject to Council approval of the renewal.

**South Granville BIA Renewal:**

- E1. THAT Council confirm the South Granville Business Improvement Association as sponsor for the South Granville BIA.
- E2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the South Granville BIA, for a further term (5 years) commencing April 1, 2019;

FURTHER THAT Council forward the application of the South Granville Business Improvement Association to a hearing of the Court of Revision.

- E3. THAT the City notify property owners and tenants within the area (outlined in Appendix E1 of the Administrative Report dated October 30, 2018, entitled "Approval of Council Initiatives – BIA Renewals and Expansion 2018") of the proposed BIA renewal and levy.
- E4. THAT Council approve a 5-year (2019-2024) funding-ceiling of \$5,000,000 for the South Granville BIA, subject to Council approval of the renewal.

**Victoria Drive BIA Renewal:**

- F1. THAT Council confirm the Victoria Drive Business Improvement Association as sponsor for the Victoria Drive BIA.
- F2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Victoria Drive BIA, for a further term (5 years) commencing April 1, 2019;

FURTHER THAT Council forward the application of the Victoria Drive Business Improvement Association to a hearing of the Court of Revision.

- F3. THAT the City notify property owners and tenants within the area (outlined in Appendix F1 of the Administrative Report dated October 30, 2018, entitled "Approval of Council Initiatives – BIA Renewals and Expansion 2018") of the proposed BIA renewal and levy.
- F4. THAT Council approve a 5-year (2019-2024) funding-ceiling of \$960,000 for the Victoria Drive BIA, subject to Council approval of the renewal.

**Yaletown BIA Renewal:**

- G1. THAT Council confirm the Yaletown Business Improvement Association as sponsor for the Yaletown BIA.
- G2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Yaletown BIA, for a further term (5 years) commencing April 1, 2019;  
  
FURTHER THAT Council forward the application of the Yaletown Business Improvement Association to a hearing of the Court of Revision.
- G3. THAT the City notify property owners and tenants within the area (outlined in Appendix G1 of the Administrative Report dated October 30, 2018, entitled "Approval of Council Initiatives – BIA Renewals and Expansion 2018") of the proposed BIA renewal and levy.
- G4. THAT Council approve a 5-year (2019-2024) funding-ceiling of \$5,772,903 for the Yaletown BIA, subject to Council approval of the renewal.

**Hastings North BIA Expansion:**

- H1. THAT Council confirm the Hastings North Business Improvement Association as sponsor for an expanded Hastings North BIA.
- H2. THAT Council approve the commencement of a Council Initiative to expand the Hastings North BIA;  
  
FURTHER THAT Council forward the application of the Hastings North Business Improvement Association to a hearing of the Court of Revision.
- H3. THAT the City notify the affected property owner/occupier (in shaded area on map attached as Appendix B1 of the Administrative Report dated October 30, 2018, entitled "Approval of Council Initiatives – BIA Renewals and Expansion 2018"), of the proposed BIA expansion and levy.

ADOPTED ON CONSENT (Vote No. 03451)

**2. Local General Election Results - 2018  
October 30, 2018**

The Chief Election Officer agreed to circulate information on election funding to Council. The City Manager noted a full analysis of the election would be shared with Council in the spring.

This report was received for information.

**3. Vancouver Community Sport Hosting Grants – Fall 2018 Intake  
October 10, 2018**

MOVED by Councillor De Genova

SECONDED by Councillor Boyle

- A. THAT Council approve ten (10) new Community Sport Hosting Grants totaling \$44,800 as outlined in the Administrative Report dated October 10, 2018, entitled “Vancouver Community Sport Hosting Grants – Fall 2018 Intake”; source of funding is the 2018 Vancouver Community Sport Hosting Grant Program Budget.
- B. THAT the grants 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 October 10, 2018, entitled “Vancouver Community Sport Hosting Grants – Fall 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 the A and B above unless and until the grant agreement letter is executed and delivered by the grant recipient.
- D. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, organizations in A through C above which are not otherwise a registered charity with Canada Revenue Agency are deemed by Council to be an organization contributing to the culture, beautification, health, or welfare of the City.

CARRIED UNANIMOUSLY AND  
A BY THE REQUIRED MAJORITY (Vote No. 03445)

\* \* \* \* \*

*At 11:50 am it was*

*MOVED by Councillor Kirby-Yung*

*SECONDED by Councillor De Genova*

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

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

\* \* \* \* \*



**4. 2018 Cultural Grants (Creative City Strategic, Creative Spark, Small Grants for Cultural Spaces)  
October 16, 2018**

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor De Genova  
SECONDED by Councillor Bligh*

*THAT Council grant Councillor Fry an additional five minutes to ask questions of staff regarding the Administrative Report dated October 16, 2018, entitled "2018 Cultural Grants (Creative City Strategic, Creative Spark, Small Grants for Cultural Spaces)".*

*CARRIED UNANIMOUSLY*

\* \* \* \* \*

*MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Bligh*

- A. THAT Council approve Creative City Strategic grants for a total of \$489,925 to 36 organizations as listed in Appendix A of the Administrative Report dated October 16, 2018, entitled "2018 Cultural Grants (Creative City Strategic, Creative Spark, Small Grants for Cultural Spaces)", and deem the organizations to be contributing to the culture of the City; source of funds to be the 2018 Cultural Grants Operating budget.
- B. THAT Council approve Creative City Strategic grants for a total of \$130,000 towards 7 organizations to support Indigenous-led projects aligned with the 150+ legacy funds as listed in Appendix A of the Administrative Report dated October 16, 2018, entitled "2018 Cultural Grants (Creative City Strategic, Creative Spark, Small Grants for Cultural Spaces)", and deem the organizations to be contributing to the culture of the City; source of funds to be the 2018 Innovation Funds (150+) Operating budget.
- C. THAT Council approve a grant of \$50,000 to ArtStarts in Schools to support up to 45 Creative Spark projects in 2019, and deem the organization to be contributing to the culture of the City; source of funds to be the 2018 Cultural Grants Operating budget.
- D. THAT Council approve Small Grants for Cultural Spaces for a total of \$52,000 to four organizations as listed in Appendix C of the Administrative Report dated October 16, 2018, entitled "2018 Cultural Grants (Creative City Strategic, Creative Spark, Small Grants for Cultural Spaces)", and deem the organizations to be contributing to the culture of the City; source of funds to be the 2018 Capital budget – Cultural Infrastructure Grants

*CARRIED UNANIMOUSLY AND  
A to D BY THE REQUIRED MAJORITY (Vote No. 03446)*

## POLICY REPORTS

### 1. **CD-1 Rezoning: 2542-2570 Garden Drive and 2309-2369 East 10<sup>th</sup> Avenue October 30, 2018**

Mayor Stewart reminded Council that at this point the only decision before Council is whether the application should be referred to Public Hearing and that questions regarding aspects of the application itself could be asked of staff now, but would be answered at the Public Hearing.

MOVED by Councillor De Genova  
SECONDED by Councillor Hardwick

- A. THAT the application by Rositch Hemphill Architects on behalf of Bucci Garden Homes Limited, the registered owner, to rezone:
- 2542 Garden Drive [*PID 006-925-081; Lot G of Lot 1, Block 165, District Lot 264A, Plan 20006*];
  - 2560 Garden Drive [*PID 003-249-018; Lot 5, Except the East 2 Feet, Now Lane, of Lot 1, Block 165, District Lot 264a, Plan 2654*];
  - 2570 Garden Drive [*PID 013-551-671; Lot 6 of Lot 1, Block 165, District Lot 264A, Plan 2654*]; and
  - 2309-2369 East 10th Avenue [*Lots A, B, C and D, all of Lot 1, Block 165, District Lot 264A, Plan 2676; PIDs 013-584-499, 013-584-537, 005-096-413 and 003-406-989 respectively*];

all from RS-1 (Single Family) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.65 and the maximum building height from 10.7 m (35 ft.) to 20.8 m (68 ft.) to permit the development of a six-storey residential building containing 68 strata-titled units be referred to a Public Hearing, together with:

- (i) plans prepared by Rositch Hemphill Architects, received December 15, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated October 30, 2018, entitled "CD-1 Rezoning: 2542-2570 Garden Drive and 2309-2369 East 10<sup>th</sup> Avenue"; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-Law generally in accordance with Appendix A of the above-noted report for consideration at the Public Hearing.

- B. THAT, 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 October 30, 2018, entitled "CD-1 Rezoning: 2542-2570 Garden Drive and 2309-2369 East 10<sup>th</sup> 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.

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

CARRIED (Vote No. 03448)  
(Councillor Swanson opposed)

**2. CD-1 Rezoning: 3532 East Hastings Street  
October 30, 2018**

MOVED by Councillor Bligh  
SECONDED by Councillor Hardwick

- A. THAT the application, by Gair Williamson Architects on behalf of 1077750 B.C. Ltd., to rezone 3532 East Hastings Street [*Lots 6 and 7, Both Except Part in Plan 4299, Block 62 Town Of Hastings Suburban Lands Plan 2269; PIDs: 013-325-043 and 013-325-078 respectively*] from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.00 to 3.97 and the building height from 13.80 m (45.30 ft.) to 22.01 m (72.22 ft.) to permit the development of a six-storey mixed-use building with commercial at grade and 34 for-profit affordable rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by Gair Williamson Architects, received November 17, 2017;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated October 30, 2018, entitled "CD-1 Rezoning: 3532 East Hastings Street"; and
  - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval 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 the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Policy Report dated October 30, 2018, entitled "CD-1 Rezoning: 3532 East Hastings Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

- C. THAT 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 October 30, 2018, entitled "CD-1 Rezoning: 3532 East Hastings Street", be referred to the same Public Hearing noted in A above;

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 approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated October 30, 2018, entitled "CD-1 Rezoning: 3532 East Hastings Street";

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

- 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.

CARRIED (Vote No. 03449)  
(Councillors Swanson and Wiebe opposed)

**3. CD-1 Rezoning: 3435 East Hastings Street  
October 30, 2018**

MOVED by Councillor Dominato  
SECONDED by Councillor De Genova

- A. THAT the application, by Cornerstone Architecture on behalf of 51561 B.C. Ltd. (Steiner Properties Ltd.), to rezone 3435 East Hastings Street [*PID: 014-686-155, Lot A Of The South 1/2 Of Lot 48 Town Of Hastings Suburban Lands Plan 22411*] from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.00 to 3.18 and the building height from 13.8 m (45.3 ft.) to 22.6 m (74.0 ft.) to permit the development of a six-storey mixed-use building with commercial at grade and 45 for-profit affordable rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by Cornerstone Architecture, received February 7, 2018;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated October 30, 2018, entitled "CD-1 Rezoning: 3435 East Hastings Street"; and
  - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval 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 the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Policy Report dated October 30, 2018, entitled "CD-1 Rezoning: 3435 East Hastings Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

- C. THAT 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 October 30, 2018, entitled "CD-1 Rezoning: 3435 East Hastings 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 approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated October 30, 2018, entitled "CD-1 Rezoning: 3435 East Hastings Street";

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

- 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 bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED (Vote No. 03450)  
(Councillors Swanson and Wiebe opposed)

**4. CD-1 Amendments: 2130-2288 Harrison Drive (Replacement Seniors Housing at 2230 Harrison Drive)  
October 30, 2018**

- A. THAT the application by DYS Architecture, on behalf of The Finnish Canadian Rest Home Association, the registered owner, to amend CD-1 (Comprehensive Development) District 13A of the Zoning and Development By-law with regard to 2130-2288 Harrison Drive [*Lot B, Block 23, Fraserview Plan 20067, Lots 12, 13, 14, and 15 all of Block 23, Fraserview Plan 8574 and Lots F and G, all of Block 24, Fraserview Plan LMP7749, PIDs: 006-862-632, 010-041-842, 010-041-851, 010-041-877, 010-041-885, 018-035-361 and 018-035-370, respectively*] to:
- (i) create three sub-areas within CD-1 (13A) District for 2130 Harrison Drive (sub-area A), 2230 Harrison Drive (sub-area B), and 2288 Harrison Drive (sub-area C); and
  - (ii) in sub-area B, increase the permitted floor area from 0.70 FSR to 1.92 FSR and height from approximately 9.6 m (31.4 ft.) to 21.46 m (70.41 ft.) to allow a six-storey seniors social housing development, while retaining existing zoning provisions for sub-areas A and C;

be referred to Public Hearing, together with:

- (i) plans prepared by DYS Architecture, received May 10, 2018;
- (ii) draft by-law provisions, generally as presented in Appendix A of the Policy Report dated October 30, 2018, entitled "CD-1 Amendments: 2130-2288 Harrison Drive (Replacement Seniors Housing at 2230

- Harrison Drive)”;  
(iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to Conditions of Approval contained in Appendix B of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to prepare necessary amending by-law, generally in accordance with Appendix A of the above-noted report for consideration at Public Hearing.

- B. THAT, subject to enactment of the amending by-law, the Parking By-law be amended to include CD-1 (13A) District and to provide parking regulations generally as set out in Appendix C of the Policy Report dated October 30, 2018, entitled “CD-1 Amendments: 2130-2288 Harrison Drive (Replacement Seniors Housing at 2230 Harrison Drive)”; and

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 amending by-law.

- C. THAT, if after Public Hearing Council approves in principle the rezoning in A above and the Housing Agreement condition described in Part 2 of Appendix B of the Policy Report dated October 30, 2018, entitled “CD-1 Amendments: 2130-2288 Harrison Drive (Replacement Seniors Housing at 2230 Harrison Drive)”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the amending by-law contemplated by this 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 Arts, Culture and Community Services.

- D. THAT A through C above be adopted on the following conditions:

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

ADOPTED ON CONSENT (Vote No. 03452)

\* \* \* \* \*

*Council recessed at 12:27 pm and reconvened at 3 pm.*

\* \* \* \* \*

RECONSIDERATION MOVED by Councillor De Genova  
SECONDED by Councillor Kirby Yung

THAT Council reconsider the decision to refer Motion on Notice 10 “Protecting Tenants from Renovictions and Aggressive Buy-Outs” to the Standing Committee on Policy and Strategic Priorities meeting on November 14, 2018.

CARRIED (Vote No. 03456)  
(Councillors Boyle, Kirby-Yung, Swanson, and Wiebe opposed)  
(Councillor Hardwick abstained from the vote)

*Section 145.1 of the Vancouver Charter states “Where a member present at a meeting abstains from voting, they are deemed to have voted in the affirmative.”*

#### **BY-LAWS**

Councillors Bligh, Boyle, Dominato, Fry, Hardwick, Kirby-Yung, Wiebe and Mayor Stewart all advised they had reviewed the proceedings of the meetings related to By-laws 2, 4, 7, 10 and 13, and would be voting on the enactments.

\* \* \* \* \*

*Council requested a brief recess to review by-law 15. Council recessed at 3:54 pm and reconvened at 4:04 pm.*

\* \* \* \* \*

MOVED by Councillor De Genova  
SECONDED by Councillor Wiebe

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

CARRIED UNANIMOUSLY

1. A By-law to amend Noise Control By-law No. 6555 (3681 Victoria Drive and 1915 Stainsbury Avenue) (By-law No. 12308)
2. A By-law to amend Sign By-law No. 11879 (3681 Victoria Drive and 1915 Stainsbury Avenue) (By-law No. 12309)  
(Councillor Swanson ineligible for the vote)



3. A By-law to amend Noise Control By-law No. 6555 (1619-1651 East Broadway)  
(By-law No. 12310)
4. A By-law to amend Sign By-law No. 11879 (1619-1651 East Broadway)  
(By-law No. 12311)  
*(Councillor Swanson ineligible for the vote)*
5. A By-law to amend Noise Control By-law No. 6555 (454 West Pender Street)  
(By-law No. 12312)
6. A By-law to amend Parking By-law No. 6059 (454 West Pender Street)  
(By-law No. 12313)
7. A By-law to amend Sign By-law No. 11879 (454 West Pender Street)  
(By-law No. 12314)  
*(Councillor Swanson ineligible for the vote)*
8. A By-law to amend Noise Control By-law No. 6555 (424-428 West Pender Street)  
(By-law No. 12315)
9. A By-law to amend Parking By-law No. 6059 (424-428 West Pender Street)  
(By-law No. 12316)
10. A By-law to amend Sign By-law No. 11879 (424-428 West Pender Street)  
(By-law No. 12317)  
*(Councillor Swanson ineligible for the vote)*
11. A By-law to amend Noise Control By-law No. 6555 (2221-2223 Main Street)  
(By-law No. 12318)
12. A By-law to amend Parking By-law No. 6059 (2221-2223 Main Street)  
(By law No. 12319)
13. A By-law to amend Sign By-law No. 11879 (2221-2223 Main Street) (By-law No. 12320)  
*(Councillor Swanson ineligible for the vote)*
14. A By-law to enact a Housing Agreement for (531 – 541 East 6th Avenue)  
(By-law No. 12321)

## MOTIONS

### A. Administrative Motions

None.

### B. Motions on Notice

#### 1. Expediting a City-Wide Plan for Vancouver

This motion was referred to the Standing Committee on Policy and Strategic Priorities meeting on November 14, 2018, at 9:30 am, in order to hear from speakers.

## **2. A Renter's Office at the City of Vancouver**

This motion was referred to the Standing Committee on Policy and Strategic Priorities meeting on November 14, 2018, at 9:30 am, in order to hear from speakers.

## **3. Election Readiness and Engagement**

Mayor Stewart advised requests to speak to this motion had been received prior to 9:30 am, today.

REFERRAL MOVED by Councillor Carr  
SECONDED by Councillor Kirby-Yung

THAT the motion "Election Readiness and Engagement" be referred to the Standing Committee on Policy and Strategic Priorities meeting on November 14, 2018, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 03453)

## **4. 58 West Hastings Street**

This motion was referred to the Standing Committee on Policy and Strategic Priorities meeting on November 14, 2018, at 9:30 am, in order to hear from speakers.

## **5. Working Together: City of Vancouver 2019 Budget Committee**

MOVED by Councillor De Genova  
SECONDED by Councillor Kirby-Yung

WHEREAS:

1. On October 20, 2018, ten Councillors who represent four political parties and/or organizations and an independent Mayor were elected to serve the City of Vancouver. With no clear majority, Council members must work together to pass policy.
2. City Council will need to make decisions on the 2019 Capital and Operating Budgets in December 2018.
3. The 2018 City Budget included an operating budget of \$1.405 billion and annual capital expenditures of \$426.4 million. Operating Expenditures included:
  - Public Safety (31%)
  - Engineering & Utilities (29%)
  - Community Related Services (23%)
  - Corporate Support (17%)

4. The City of Vancouver is struggling with an affordability crisis and any increase in property tax; especially above the rate of inflation, may contribute to the further affordability issues facing the city.
5. Without approval of the City of Vancouver operating budget, City Council is not able to provide basic and much needed services.

**THEREFORE BE IT RESOLVED**

- A. THAT Council appoint a committee (to be called the Budget 2019 Committee) of no more than five Council members, including the Mayor, allowing no more than one Council member from the four political parties or elector organizations represented on Council; the Director of Finance and the City Manager to meet and discuss the budget outlook and give feedback to Council so as to assist Council in its budget deliberations.
- B. THAT Council approve the general Terms of Reference for the Budget 2019 Committee outlined below:

**BUDGET 2019 COMMITTEE  
TERMS OF REFERENCE**

To provide in-depth feedback to Council and assist Council with the process of finalizing and approving the 2019 budget.

**COMMITTEE MEMBERS:**

- The Mayor
- A maximum of four Councillors, with no more than one Councillor from each political party and/or elector organization
- The Director of Finance
- The City Manager
- Other staff members, as may be appointed by the City Manager.

**CHAIR:**

The Chair is to be a member of staff and not a member of Council.

**SCOPE OF WORK:**

- Provides input and recommendations to Council in support of their upcoming deliberations on the 2019 Budget
- Assists Council with their consideration and balancing of affordability issues facing the City of Vancouver and the need to provide services and facilities.

**THE COMMITTEE:**

- A working group committee
- Reports and recommendations of the Committee will be made collaboratively and not by way of majority votes or formal committee mechanisms

- Works cooperatively together in formulating comments and recommendations on the 2019 Operating Budget, 2019 Capital Budget, and 5 year Financial Plan
- Assists Council to consider and evaluate the level of public engagement, consultation and participation in the 2019 budget process
- Since a collaborative working group committee, no minutes need to be taken.

**PLANNING AND REPORTING:**

- All reports to Council are to be made to the full Council in writing, or by the Chair at verbal briefings or in a final summary to be written to Council by the Chair on behalf of the Committee and sent to all members of Council.

- C. THAT Council directs the Committee to begin meeting immediately and as often as the Budget 2019 Committee agrees is necessary.

CARRIED UNANIMOUSLY (Vote No. 03457)

**6. Setting New Standards: Expediting Development and Building Permits and Examining Fees to Improve Affordability in the City of Vancouver**

This motion was referred to the Standing Committee on Policy and Strategic Priorities meeting on November 14, 2018, at 9:30 am, in order to hear from speakers.

**7. Opioid Emergency Task Force**

This motion was referred to the Standing Committee on Policy and Strategic Priorities meeting on November 14, 2018, at 9:30 am, in order to hear from speakers.

**8. Reconsider RS Zoning Amendments - By-law No. 3575 and Related Strata Title Guidelines**

This motion was referred to the Standing Committee on Policy and Strategic Priorities meeting on November 14, 2018, at 9:30 am, in order to hear from speakers.

**9. Restoring Line-by-Line Budgets for the City of Vancouver**

This motion was referred to the Standing Committee on Policy and Strategic Priorities meeting on November 14, 2018, at 9:30 am, in order to hear from speakers.

## **10. Protecting Tenants from Renovitions and Aggressive Buy-Outs**

Mayor Stewart advised requests to speak to this motion had been received.

Council requested a memo from staff explaining the City's current practices on tenant relocation, the powers of the City and Council to regulate housing, and the current provincial Rental Task Force and their timelines for reporting back.

REFERRAL MOVED by Councillor Swanson  
SECONDED by Councillor Wiebe

THAT Council refer the motion "Protecting Tenants from Renovitions and Aggressive Buy-Outs" to the Standing Committee on Policy and Strategic Priorities meeting on November 14, 2018, at 9:30 am, in order to hear from speakers.

(CARRIED UNANIMOUSLY) (Vote No. 03458)  
(Councillor Hardwick abstained from the vote)

*Section 145.1 of the Vancouver Charter states "Where a member present at a meeting abstains from voting, they are deemed to have voted in the affirmative."*

### **NOTICE OF MOTION**

#### **1. Amendments to By-law No. 6066 to Allow for Safe & Licensed Ride Sharing in Vancouver**

Councillor De Genova submitted a Notice of Motion on the above-noted matter. The motion will be placed on the December 4, 2018, Regular Council agenda as a Motion of Notice.

#### **2. Building a Family Friendly Vancouver: Affordable Child Care**

Councillor De Genova submitted a Notice of Motion on the above-noted matter. The motion will be placed on the December 4, 2018, Regular Council agenda as a Motion of Notice.

### **NEW BUSINESS**

#### **1. Request for Leave of Absence – Councillor De Genova**

MOVED by Councillor Carr  
SECONDED by Councillor Bligh

THAT Councillor De Genova be granted Leave of Absence for Personal Reasons for any meetings to be held November 22, 27, 28, and 29, 2018.

CARRIED UNANIMOUSLY (Vote No. 03459)

**2. Request for Leave of Absence – Councillor Fry**

MOVED by Councillor De Genova  
SECONDED by Councillor Carr

THAT Councillor Fry be granted leave of absence for Civic Business for meetings to be held Thursday, November 15, 2018.

CARRIED UNANIMOUSLY (Vote No. 3460)

**3. Request for Leave of Absence – Mayor Stewart**

MOVED by Councillor Carr  
SECONDED by Councillor De Genova

THAT Mayor Stewart be granted leave of absence for Civic Business for meetings to be held Thursday, November 15, 2018.

CARRIED UNANIMOUSLY

**ENQUIRIES AND OTHER MATTERS**

**1. Financial Situation of Legions**

Councillor Carr advised she had met with members of various Legions who voiced concerns with the state of their finances and enquired if there would be some way the City can support them in some way.

**2. Public Access to Council Swearing-in Ceremony**

Councillor Kirby-Yung requested information on why the Council swearing-in ceremony was invitation-only, and if there was an opportunity to do it in a different way. The City Manager and the Mayor responded, noting there were constraints on the budget and space for the event.

**3. Fireworks Policy**

Councillor Kirby-Yung requested information on the City's current fireworks policy and what measures are being taken to balance cultural needs with safety.

**4. Shark Fin Ban**

Councillor Kirby-Yung requested an update on the status of the shark fin ban as it relates to the City.

**5. Virtual Submissions to Council**

Councillor Dominato asked if it was possible for Council to hear speakers virtually (for example through Skype or video submission). The City Clerk responded, noting limitations with technology.

**6. Short-Term Rentals**

Councillor Fry requested information on Short-Term Rentals as it relates to tracking, enforcement, licensing, and any challenges related to this matter since the implementation the by-law.

**7. Former City Website**

Councillor Hardwick noted it is often difficult to get older information that was previously available on the former City of Vancouver website and she had to go to a third party application to access information on the Downtown Streetcar Plan. The City Manager suggested a meeting with the Deputy City Manager and the Chief Technology Officer to see what could be done.

**ADJOURNMENT**

MOVED by Councillor Carr  
SECONDED by Councillor Bligh

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:48 pm.

\* \* \* \* \*