



COUNCIL MEETING MINUTES

DECEMBER 10, 2019

A Meeting of the Council of the City of Vancouver was held on Tuesday, December 10, 2019, at 9:33 am, in the Council Chamber, Third Floor, City Hall.

PRESENT:

- Mayor Kennedy Stewart
- Councillor Rebecca Bligh
- Councillor Christine Boyle
- Councillor Adriane Carr
- 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
Bonnie Kennett, Meeting Coordinator

* Denotes absence for a portion of the meeting

WELCOME

The Mayor acknowledged we are on the unceded territories of the Musqueam, Squamish, and Tsleil-Waututh Nations and we thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

The Mayor also recognized the immense contributions of the City of Vancouver's staff who work hard every day to help make our city an incredible place to live, work, and play.

IN CAMERA MEETING

MOVED by Councillor De Genova
SECONDED by Councillor Boyle

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;

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

(g) litigation or potential litigation affecting the city;

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

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

CARRIED UNANIMOUSLY
(Councillor Dominato absent for the vote)

ADOPTION OF MINUTES

1. Council – November 26, 2019

MOVED by Councillor Carr
SECONDED by Councillor Boyle

THAT the Minutes of the Council meeting of November 26, 2019, be approved as amended on page 27 in motion B2 entitled “Stronger Digital Content for Public Libraries” to strike out the seconder “Councillor Boyle” and insert “Councillor Dominato”.

CARRIED UNANIMOUSLY
(Councillor Dominato absent for the vote)

2. Council (Policy and Strategic Priorities) – November 27, 2019

MOVED by Councillor Carr
SECONDED by Councillor Boyle

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of November 27, 2019, be approved.

CARRIED UNANIMOUSLY
(Councillor Dominato absent for the vote)

3. Special Council (2020 Budget) – December 3, 2019

MOVED by Councillor Hardwick
SECONDED by Councillor Bligh

THAT the Minutes of the Special Council (2020 Budget) meeting of December 3, 2019, be approved.

CARRIED UNANIMOUSLY
(Councillor Dominato absent for the vote)

MATTERS ADOPTED ON CONSENT

Councillor De Genova declared conflict of interest under Section 145.2(6)(a) of the *Vancouver Charter* on agenda item 1.f. 2020 Capital and Operating Budget, on recommendation D as a family member is employed by the Vancouver Police Department.

Councillor Kirby-Yung declared conflict of interest under Section 145.2(6)(a) of the *Vancouver Charter* on agenda item 1.f. 2020 Capital and Operating Budget, on recommendation D as a family member is employed by the Vancouver Police Department.

MOVED by Councillor Hardwick
SECONDED by Councillor Carr

THAT Council adopt Unfinished Business Item 1, Communication 1, Reports 3, 6 and 7 and Referral Reports 1 to 12, on consent.

CARRIED UNANIMOUSLY

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Note: Council agreed to deal with held Reports 2, 4 and 5 starting at 2 pm. For ease of reference, the minutes are recorded in numerical order.

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UNFINISHED BUSINESS

**1. Increasing and Collecting Fines Related to Fighting and Disorder in the Granville Entertainment District
November 8, 2019**

A. THAT Council approve, in principle, an increased fine for violating section 69.A (fighting) of the Street and Traffic By-law No. 2849;

FURTHER THAT the Director of Legal Services to be instructed to bring forward for enactment amendments to the Street and Traffic By-law No. 2849 and the

Ticket Offences By-law No. 9360 regarding an offence pursuant to the Street and Traffic By-law, generally in accordance with Appendices B and C of the Report dated November 8, 2019, entitled "Increasing and Collecting Fines Related to Fighting and Disorder in the Granville Entertainment District."

- B. THAT Council adopt the recommendation for implementation of a graduated fine for violation of section 69.A of the Street and Traffic By-law No. 2849, reducing the amount of the fine by 50% if paid within 30 days.

ADOPTED ON CONSENT (Vote No. 05244)

COMMUNICATIONS

1. 2020 Council Meetings Schedule Revision

- A. THAT Council approve changes to the following meeting types:

Meeting Type	Proposed Meeting Type
Regular Council	Council
Business Licence/Chauffer's Permit Appeal Hearing	Business Licence Hearing
Council Reserve	Council/Public Hearing Reserve

- B. THAT Council approve changes to the meeting dates and times as follows:

Scheduled Date/Time	Proposed Date/Time	Meeting Type
Tuesday, June 9, 2020, at 5 pm	Tuesday, June 9, 2020, at 4 pm	Court of Revision – Local Improvements
Thursday, October 15, 2020, at 2 pm	Tuesday, October 13, 2020, at 4 pm	Court of Revision – Land Averaging
Thursday, November 5, 2020, at 2 pm	Tuesday, November 3, 2020, at 4 pm	Court of Revision – Land Improvements

ADOPTED ON CONSENT (Vote No. 05243)

REPORTS

1. 2020 Capital and Operating Budget

Sadhu Johnston, City Manager, along with staff from Finance, Risk and Business Planning, Engineering, Arts, Culture and Community Services, Planning, Urban Design and Sustainability, Fire and Rescue Services, Parks and Recreation, Technology Services, and Police responded to questions.

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At noon, it was

MOVED by Councillor Hardwick

SECONDED by Councillor Carr

THAT Council extend the length of the meeting to finish hearing questions to staff before the lunch break.

CARRIED UNANIMOUSLY

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Council recessed at 12:07 pm and reconvened at 2:07 pm.

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**1a. 2020 Engineering Fees
November 5, 2019**

MOVED by Councillor Fry

SECONDED by Councillor Carr

- A. THAT Council approve, in principle, a 2.0% increase in the Engineering Services Department permit and application fees as set out in Appendix A of the Report dated November 5, 2019, entitled "2020 Engineering Fees", with the exception of the fees referenced in B, C and D below, to take effect on January 1, 2020.
- B. THAT Council approve, in principle, an increase in certain Street Utilities By-law fees by 2.5% to be consistent with the Municipal Access Agreements.
- C. THAT Council approve, in principle, an increase in pavement restoration fees under the Street Utilities By-law by 4.3% to recover City costs.
- D. THAT Council approve, in principle, an increase in certain building site construction crossing and inspection fees under the Street Utilities By-law, the Crossing By-law, the Encroachment By-law and the Street and Traffic By-law by 3% to recover City costs.
- E. THAT Council approve, in principle, an amendment to the Street and Traffic By-law to include the permit fee for sidewalk construction or reconstruction, which is currently being charged under the Encroachment By-law.
- F. THAT Council approve, in principle, an amendment to the Street Utilities By-law to create a plan review permit and fee for the review of plans to install electrical utility and natural gas utility equipment on streets, and to install city owned electrical, water, sewer, and drainage equipment on streets.

- G. THAT Council approve, in principle, amendments to the Street and Traffic By-law, the Parking Meter By-law, and the Notice Enforcement By-law to create new regulations for stopping in bike lanes, disabled persons' parking spots, and school zones during school hours, and to adjust fines and offences related to stopping and parking that impact safety, accessibility, and compliance.
- H. THAT the Director of Legal Services be instructed to prepare by-laws to amend Encroachment By-law No. 4243, Granville Mall By-law No. 9978, Street Utilities By-law No. 10361, Crossing By-law No. 4644, Street Vending By-law 10868, Street Distribution of Publications By-law No. 9350, Street and Traffic By-law No. 2849, By-law Notice Enforcement By-law No. 10201, and Parking Meter By-law No. 2952, all generally in accordance with Appendix B of the Report dated November 5, 2019, entitled "2020 Engineering Fees".

CARRIED UNANIMOUSLY (Vote No. 05273)

**1b. 2020 Annual Review of Water Rates and Water Works By-law Amendments
November 6, 2019**

MOVED by Councillor De Genova
SECONDED by Councillor Wiebe

- A. THAT Council approve the 2020 rates and fees under the Water Works By-law, with the following recommended increases: 9.7% increase in the per unit flat fee for Single Dwelling (from \$716 per unit in 2019 to \$785 per unit in 2020); 9.7% increase in per unit Metered Rate in off season (from \$3.125 in 2019 to \$3.427 in 2020) and peak season (from \$3.917 in 2019 to \$4.296 in 2020); 3.0% increase for Water Flat Rate Connection Fees for Single and Two Family dwellings; 3.0% for all other Water Flat Rate Connection Fees (as listed in Appendix A of the Report dated November 6, 2019, entitled "2020 Annual Review of Water Rates and Water Works By-law Amendments", Schedule A); and varied increases for all other Water Utility User Rates (as listed in Appendix A of the above-noted report, Schedules B, C, E, F, G and H).
- B. THAT Council approve the peak season and off peak season rate for metered Rate to be aligned with the restriction periods as per the City's Drinking Water Conservation By-law
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Water Works By-law, generally as set out in Appendix B of the Report dated November 6, 2019, entitled "2020 Annual Review of Water Rates and Water Works By-law Amendments".

CARRIED UNANIMOUSLY (Vote No. 05274)

**1c. 2020 Annual Review of Sewer Rates Under the Sewer & Watercourse By-law
November 14, 2019**

MOVED by Councillor Fry

SECONDED by Councillor De Genova

- A. THAT Council approve, in principle, proposed amendments to rates and fees in the Sewer & Watercourse By-law for 2020, generally as set out in Appendix A of the Report dated November 14, 2019, entitled "2020 Annual Review of Sewer Rates Under the Sewer & Watercourse By-law", including the following recommended increases: 11.0% increase in the per unit flat fee for Single Dwelling (from \$471 per unit in 2019 to \$523 per unit in 2020); 11.0% increase in Other Sanitary Sewer User Rates (as listed in Appendix A of the above-noted report); 11.0% increase in per unit Metered Rate (from \$3.030 in 2019 to \$3.364 in 2020); 11.0% increase in the per unit Waste Discharge Permit User Rate (from \$0.9980 in 2019 to \$1.1078 in 2020); and, 3.0% increase in Flat Rate Sewer Connection Fees; 3.0% increase for inspection of a plumbing system, subsoil drainage pipes and a building sewer fees; and 10.0% increase for public sewer connections other than One-Family or Two-Family dwellings (as listed in Appendix A of the above-noted report, PART I).
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary Sewer & Watercourse By-law amendments, generally as set out in Appendix B of the Report dated November 14, 2019, entitled "2020 Annual Review of Sewer Rates Under the Sewer & Watercourse By-law".

CARRIED UNANIMOUSLY (Vote No. 05275)

**1d. 2020 Solid Waste Utility (SWU) Fees and Miscellaneous By-Law Changes
November 19, 2019**

MOVED by Councillor De Genova

SECONDED by Councillor Boyle

- A. THAT Council approve, in principle, the proposed amendments to the Solid Waste By-law, the Ticket Offences By-law, and the Street and Traffic By-law, all generally as set out in this report and in Appendix A of the report dated November 19, 2019, entitled "2020 Solid Waste Utility (SWU) Fees and Miscellaneous By-Law Changes", including the establishment of the 2020 rates and fees.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment amendments to the Solid Waste By-law, the Ticket Offences By-law, and the Street and Traffic By-law to adjust rates and fees and make other miscellaneous amendments generally in accordance with Appendix B of the report dated November 19, 2019, entitled "2020 Solid Waste Utility (SWU) Fees and Miscellaneous By-Law Changes", including the establishment of the 2020 rates and fees.

- C. THAT, if A and B above are approved, the Director of Finance be directed to make such consequential amendments to the draft 2020 Operating Budget as are required to reflect such approvals and provide such amendments for Council's consideration at the Council meeting where the 2020 Budget is to be voted on by Council.

CARRIED UNANIMOUSLY (Vote No. 05276)

**1e. False Creek Neighbourhood Energy Utility ("NEU") 2020 Customer Rates
November 19, 2019**

Engineering staff along with Sadhu Johnston, City Manager, responded to questions.

MOVED by Councillor De Genova

SECONDED by Councillor Hardwick

- A. THAT Council approve, in principle, the proposed amendments to the Energy Utility System By-law (the "By-law"), generally as set out in Appendix A of the Report dated November 19, 2019, entitled "False Creek Neighbourhood Energy Utility ("NEU") 2020 Customer Rates", including:
 - i. a 3.2% increase in the 2020 customer rates and fees over the 2019 customer rates. In accordance with Council Policy to improve the energy conservation price signal, this 3.2% increase is to be achieved by increasing the Fixed Capacity Levy by 2.6% and the Variable Energy Charge by 4.0%; and
 - ii. a 2% increase in the initial connection levy over the 2019 rates to match the inflationary cost increase of connecting a building to the NEU.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the By-law amendments, generally as set out in Appendix A of the Report dated November 19, 2019, entitled "False Creek Neighbourhood Energy Utility ("NEU") 2020 Customer Rates".

CARRIED UNANIMOUSLY (Vote No. 05277)

**1f. 2020 Capital and Operating Budget
November 19, 2019**

MOVED by Councillor Fry

SECONDED by Councillor Dominato

- A. THAT Council approve fixed costs of \$53.6 million outlined in the operating budget section of Appendix 1 of the Report dated November 19, 2019, entitled "2020 Capital and Operating Budget", including reprioritization of existing resources to align with Council priorities as outlined in Appendix H of Appendix 1 of the same report.

- B. THAT Council approve investments of \$40 million to address risk and service gaps outlined in the operating budget section of Appendix 1 of the Report dated November 19, 2019, entitled “2020 Capital and Operating Budget”, and in Appendix F of Appendix 1 of the same report.
- C. THAT Council approve new investments of \$23.8 million to enhance core services and advance Council Priorities as follows and as outlined in the operating budget section of Appendix 1 of the Report dated November 19, 2019, entitled “2020 Capital and Operating Budget”, and in Appendix G of Appendix 1 of the same report:
 - i. \$2.5 million to enhance quality core services that meet residents’ needs;
 - ii. \$7.9 million to protect and build our economy;
 - iii. \$4.1 million to address affordability and the housing crisis;
 - iv. \$2.5 million to increase focus on diversity and critical social issues;
 - v. \$6.8 million to accelerate action on climate change;

FURTHER THAT, subject to approval of A to C above, or as amended.

- D. THAT Council approve the following related to the Vancouver Police Board (VPB) included in the Draft 2020 Operating Budget, as outlined in the operating budget section of Appendix 1 of the Report dated November 19, 2019, entitled “2020 Capital and Operating Budget” and Appendix F and H of Appendix 1 of the same report, relating to the Vancouver Police Board:
 - i. (a) Fixed costs related to collective agreements and other salary costs of \$11.1 million including reprioritization of existing resources to align with Council priorities;
 - (b) Non-salary fixed costs (equipment, supplies, and other non-salary costs) of \$0.5 million including reprioritization of existing resources to align with Council priorities;
 - ii. New investments to address risk and service gaps for the Vancouver Police Department:
 - (a) \$3.2 million for collective agreement and other staffing related costs to continue implementation of recommendations in the Vancouver Police Department Operational Review;
 - (b) \$1.3 million for non-salary related costs (equipment, supplies, and other non-salary costs) to continue implementation of recommendations in the Vancouver Police Department Operational Review;
 - (c) And \$0.6 million for DNA costs (but no salary or other collective agreement costs);
 - iii. New investments of \$0.15 million to enhance core services and advance Council Priorities (but no salary or other collective agreement costs).

- E. THAT Council approve the Vancouver Police Board 2020 Operating Budget of \$340,442,203 in expenditures and \$25,163,922 in revenues as outlined in the operating budget section of Appendix 1 of the Report dated November 19, 2019, entitled "2020 Capital and Operating Budget".
- F. THAT Council approve the Vancouver Board of Parks & Recreation 2020 Operating Budget of \$135,927,116 in expenditures and \$41,888,892 in fee and program revenues as outlined in the operating budget section of Appendix 1 of the Report dated November 19, 2019, entitled "2020 Capital and Operating Budget".
- G. THAT Council approve the Vancouver Public Library Board 2020 Operating Budget of \$55,310,017 in expenditures and \$1,245,700 in fee and program revenues as outlined in the operating budget section of the operating budget section of Appendix 1 of the Report dated November 19, 2019, entitled "2020 Capital and Operating Budget".
- H. That Council approve the 2020 Property Endowment Fund (PEF) Operating Budget of \$60.7 million revenue and \$60.7 million expenses (including transfers) as outlined in Appendix 1 of the Report dated November 19, 2019, entitled "2020 Capital and Operating Budget".
- I. THAT, subject to approval of A to H above, or as amended, Council approve the budget resolution attached as Appendix 2 of the Report dated November 19, 2019, entitled "2020 Capital and Operating Budget", thereby adopting the 2020 Operating Budget of \$1,623,958,402 outlined in Appendix 1 of the same report, resulting in an overall property tax increase of 8.2%, comprised of 3.5% to cover fixed cost increase in existing services, 2.4% increase to support investments required to fill service gaps and address risk including investment to support operations of new facilities, setup of storm/snow reserve and infrastructure renewal approved in the 2019-2022 Capital Plan, and 2.3% increase to support investments to improve service level and advance on Council priorities.
- J. THAT Council approve an increase of \$70.4 million to the 2019-2022 Capital Plan outlined in the capital budget section of Appendix 1 of the Report dated November 19, 2019, entitled "2020 Capital and Operating Budget", with details in Appendix A of Appendix 1 of the same report.

\$ millions	2019-2022 Capital Plan			
	Original Plan	Approved Changes to Date	Draft Changes	Updated Plan
Affordable housing	540.1	2.8	20.2	563.1
Childcare	123.4	4.7	28.0	156.2
Parks & open spaces	264.5	4.3	-	268.7
Arts & culture	185.0	0.8	4.3	190.1
Community facilities	234.1	0.1	3.4	237.6
Public safety	47.6	0.3	-	47.8
Civic facilities & equipment	108.4	2.3	1.3	112.0
Transportation & Street use	310.7	9.1	5.9	325.7
One water	615.8	0.6	-	616.3
Solid waste	92.2	-	2.5	94.7
Renewable energy	41.5	1.5	4.6	47.5
Technology	100.0	0.1	0.3	100.4
Overhead	20.0	-	-	20.0
Emerging priorities	88.0	-	-	88.0
Total	2,771.2	26.5	70.4	2,868.1

Funding sources as follows:

- Operating revenue that funds capital projects \$9.1 million
- Special purpose reserves totalling \$24.3 million:
 - Empty Homes Tax Reserve \$17 million
 - Vancouver Civic Theatres Reserve \$4.3 million
 - LED Reserve \$3 million
- Developer contributions totalling \$5.4 million:
 - Development Cost Levies \$0.4 million
 - Community Amenity Contributions (Cash) \$3.6 million
 - In-Kind Developer Contributions \$1.4 million
- Other/External \$31.6 million

- K. THAT, subject to approval of J above, or as amended, Council approve the Capital Projects Budget related to the Vancouver Police Board included in the Draft 2020 Capital Budget and outlined in the capital budget section of Appendix 1 of the Report dated November 19, 2019, entitled "2020 Capital and Operating Budget", with details in Appendix B and C of Appendix 1 of the same report:
- i. 2020 new Capital Projects Budget funding requests totalling \$6.7 million, with details in Appendix C of Appendix 1 of the above-noted report;
 - ii. 2020 Annual Capital Expenditure Budget of \$8.9 million, with details in Appendix B of Appendix 1 of the above-noted report.
- L. THAT, subject to approval of J above, or as amended, Council approve funding requests totalling \$507.3 million for new Capital Projects Budget to begin in 2020, as outlined in the capital budget section of Appendix 1 of the Report dated

November 19, 2019, entitled “2020 Capital and Operating Budget” with details in Appendix B and C of Appendix 1 of the same report:

(\$ millions)	2020 New Funding Requests	2020 Expenditures (New portion)	Future Year Expenditures
Affordable Housing	\$72.3	\$7.8	\$64.5
Childcare	8.2	6.6	1.7
Parks and Open Spaces	40.9	18.1	22.9
Arts & Culture	13.4	10.1	3.3
Community Facilities	41.3	16.9	24.4
Public Safety	14.8	1.5	13.3
Civic Facilities and Equipment	29.8	16.4	13.5
Transportation	77.0	68.7	8.3
One Water	142.0	110.9	31.1
Solid Waste	25.6	9.4	16.2
Renewable Energy	8.4	7.0	1.4
Technology	25.9	25.2	0.7
Overhead	7.6	7.6	0.0
Total	\$507.3	\$306.1	\$201.2
<i>NOTE: Totals may not add due to rounding.</i>			

Funding sources as follows:

- Operating revenue that funds capital projects \$100.1 million
- Debenture borrowing \$117.9 million
- Special purpose reserves totalling \$63.2 million:
 - Plant and Equipment Reserve \$37.4 million
 - Empty Homes Tax Reserve \$17 million
 - LED Reserve \$3.5 million
 - Vancouver Civic Theatres Reserve \$2.4 million
 - Hastings Park Reserve \$2.2 million
 - Solid Waste Capital Reserve \$0.4 million
 - Public Art Reserve \$0.3 million
 - Public Art Maintenance Reserve \$0.1 million
- Developer contributions totalling \$180.0 million:
 - Development Cost Levies \$150.8 million
 - Community Amenity Contributions \$29.2 million
- User fees and levies \$5.6 million
- Other/External \$40.4 million

M. THAT Council, subject to approval of J and L above, or as amended, approve the 2020 Annual Capital Expenditure Budget in the amount of \$702.2 million outlined in the capital budget section of Appendix 1 of the Report dated November 19, 2019, entitled “2020 Capital and Operating Budget”, with details in Appendix B of Appendix 1 of the same report:

(\$ millions)	Previously Approved Projects	New Projects	Total 2020 Expenditures
Affordable Housing	\$73.1	\$7.8	\$81.0
Childcare	36.2	6.6	42.8
Parks and Open Spaces	40.4	18.1	58.5
Arts & Culture	23.6	10.1	33.8
Community Facilities	22.8	16.9	39.7
Public Safety	17.1	1.5	18.6
Civic Facilities and Equipment	38.3	16.4	54.6
Transportation	49.2	68.7	117.9
One Water	24.7	110.9	135.6
Solid Waste	42.2	9.4	51.6
Renewable Energy	21.8	7.0	28.7
Technology	6.7	25.2	31.9
Overhead	0.0	7.6	7.6
Total	\$396.1	\$306.1	\$702.2
<i>NOTE: Totals may not add due to rounding.</i>			

referred

REFERRAL MOVED by Councillor Dominato
SECONDED by Councillor Hardwick

THAT Council refer the Report dated November 19, 2019, entitled "2020 Capital and Operating Budget" until staff can present, as soon as practically possible, preferably before the end of December, an amended budget for approval that includes options for targeted tax increases of 4.5%, 5% and 6%;

FURTHER THAT Council direct staff to consider where cost savings, efficiencies and offsets can be achieved across all departments in the three areas of fixed costs, service gaps and proposed new investments;

FURTHER THAT staff's review include consideration of savings opportunities in areas such as administrative expenses, general government and shared support services, while maintaining priority investment in basic services, housing, city-wide plan and climate emergency Council priorities, as well as in the Capital Budget through potentially amending the timing and pacing of projects;

AND FURTHER THAT Council direct staff to report back in the amended budget presentation on the impact of shifting from pay-as-you-go capital financing of sewer, water and solid waste projects to long term borrowing and how this might achieve savings within the 2020 operating budget and reduce the proposed property tax increase.

amended

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*MOVED by Councillor Hardwick
SECONDED by Councillor Boyle*

THAT Council recess for 15 minutes.

CARRIED UNANIMOUSLY

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Council recessed at 2:58 pm and reconvened at 3:16 pm.

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Councillor De Genova declared conflict of interest under Section 145.2(6)(a) of the Vancouver Charter on agenda item 1.f. 2020 Capital and Operating Budget, on recommendation D as a family member is employed by the Vancouver Police Department.

Councillor Kirby-Yung declared conflict of interest under Section 145.2(6)(a) of the Vancouver Charter on agenda item 1.f. 2020 Capital and Operating Budget, on recommendation D as a family member is employed by the Vancouver Police Department.

At 3:18 pm, Councillors De Genova and Kirby-Yung left the chamber and they did not return until the conclusion of this item.

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*AMENDMENT MOVED by Councillor Carr
SECONDED by Councillor Bligh*

THAT the phrase “an amended budget for approval that includes options for targeted tax increases of 4.5%, 5% and 6%.” be struck out in the first paragraph and substituted with the phrase “detailed line-item options including potential risks or impacts of each proposed cost-saving option, to provide Council with options to reduce the budget in order to result in an overall property tax increase of less than 8.2% but no less than 5% with scenarios of 5%, or 6% or 7% tax increases.”

FURTHER THAT the phrase “housing, city-wide plan and climate emergency Council priorities, as well as in the Capital Budget through potentially amending the timing and pacing of projects” be struck out in the third paragraph and substituted with the phrase “as well as in the Capital Budget through potentially amending the timing and pacing of projects, while maintaining priority investments in basic services, public safety and first responder services, affordable housing, city-wide plan and climate emergency Council priorities.”, to read as follows:

THAT Council refer the Report dated November 19, 2019, entitled “2020 Capital and Operating Budget”, until staff can present, as soon as practically possible, preferably before the end of December, detailed line-item options including

potential risks or impacts of each proposed cost-saving option, to provide Council with options to reduce the budget in order to result in an overall property tax increase of less than 8.2% but no less than 5% with scenarios of 5%, or 6% or 7% tax increases;

FURTHER THAT Council direct staff to consider where cost savings, efficiencies and offsets can be achieved across all departments in the three areas of fixed costs, service gaps and proposed new investments;

FURTHER THAT staff's review include consideration of savings opportunities in areas such as administrative expenses, general government and shared support services, while maintaining priority investment in basic services, as well as in the Capital Budget through potentially amending the timing and pacing of projects, while maintaining priority investments in basic services, public safety and first responder services, affordable housing, city-wide plan and climate emergency Council priorities;

AND FURTHER THAT Council direct staff to report back in the amended budget presentation on the impact of shifting from pay-as-you-go capital financing of sewer, water and solid waste projects to long term borrowing and how this might achieve savings within the 2020 operating budget and reduce the proposed property tax increase.

Council agreed to separate the vote on the components of the amended motion. The motion was put and CARRIED (Vote Nos. 05278, 05289, 05279 and 05290) with Councillors Dominato, Hardwick and Mayor Stewart opposed to paragraph one and Councillor Bligh opposed to paragraph three. Councillors De Genova and Kirby-Yung absent due to conflict of interest.

RECONSIDERATION MOVED by Councillor Bligh
SECONDED by Councillor Dominato

THAT Council reconsider the vote on paragraph three.

CARRIED UNANIMOUSLY
(Councillors De Genova and Kirby-Yung absent due to conflict of Interest)

Following the vote on the reconsideration, paragraph three was put and CARRIED UNANIMOUSLY (Vote No. 05280) with Councillors De Genova and Kirby-Yung absent due to conflict of interest.

AMENDMENT TO THE AMENDMENT MOVED by Councillor Boyle
SECONDED by Councillor Dominato

THAT the phrase "the Standing Committee on City Finance and Services meeting of December 11, 2019, so that" be inserted after the word "until" in the first sentence in the first paragraph;

FURTHER THAT the phrase " , as soon as practically possible, preferably before the end of December" be struck out in the first paragraph and read as follows:

THAT Council refer the Report dated November 19, 2019, entitled "2020 Capital and Operating Budget", until the Standing Committee on City Finance and Services meeting on December 11, 2019, so that staff can present, detailed line-item options including potential risks or impacts of each proposed cost-saving option, to provide Council with options to reduce the budget in order to result in an overall property tax increase of less than 8.2% but no less than 5% with scenarios of 5%, or 6% or 7% tax increases.

LOST (Vote No. 05281)

(Councillors Bligh, Dominato, Fry, Hardwick and Wiebe opposed)

(Councillors De Genova and Kirby-Yung absent due to conflict of Interest)

AMENDMENT TO THE AMENDMENT MOVED by Councillor Fry

SECONDED by Councillor Bligh

THAT the phrase "to receive for information at the Standing Committee on City Finance and Services meeting on December 11, 2019, and debate and decision the following week so that staff can present" be inserted after the words "Operating Budget" in the first sentence in the first paragraph;

FURTHER THAT the phrase "as soon as practically possible, preferably before the end of December" be struck out and read as follows:

THAT Council refer the Report dated November 19, 2019, entitled "2020 Capital and Operating Budget", to receive for information at the Standing Committee on City Finance and Services Standing Committee meeting of December 11, 2019, and debate and decision the following week so that staff can present detailed line-item options including potential risks or impacts of each proposed cost-saving option, to provide Council with options to reduce the budget in order to result in an overall property tax increase of less than 8.2% but no less than 5% with scenarios of 5%, or 6% or 7% tax increases.

CARRIED (Vote No. 05282)

(Councillor Hardwick opposed)

(Councillors De Genova and Kirby-Yung absent due to conflict of Interest)

Following the votes on the amendment, Council agreed to separate the vote on the components of the amended motion. The amended motion was put and CARRIED (Vote Nos. 05283, 05284, 05285 and 05286) with Councillor Hardwick and Mayor Stewart opposed to paragraphs one and three and Councillor Boyle opposed to paragraph two. Councillors De Genova and Kirby-Yung absent due to conflict of interest.

FINAL MOTION AS APPROVED

THAT Council refer the Report dated November 19, 2019, entitled "2020 Capital and Operating Budget", to receive for information at the Standing Committee on City Finance and Services Standing Committee meeting of December 11, 2019, and debate and decision the following week so that staff can present detailed line-item options including potential risks or impacts of each proposed cost-saving option, to provide Council with

options to reduce the budget in order to result in an overall property tax increase of less than 8.2% but no less than 5% with scenarios of 5%, or 6% or 7% tax increases;

FURTHER THAT Council direct staff to consider where cost savings, efficiencies and offsets can be achieved across all departments in the three areas of fixed costs, service gaps and proposed new investments;

FURTHER THAT staff's review include consideration of savings opportunities in areas such as administrative expenses, general government and shared support services, while maintaining priority investment in basic services, as well as in the Capital Budget through potentially amending the timing and pacing of projects, while maintaining priority investments in basic services, public safety and first responder services, affordable housing, city-wide plan and climate emergency Council priorities;

AND FURTHER THAT Council direct staff to report back in the amended budget presentation on the impact of shifting from pay-as-you-go capital financing of sewer, water and solid waste projects to long term borrowing and how this might achieve savings within the 2020 operating budget and reduce the proposed property tax increase.

* * * * *

Councillors De Genova and Kirby-Yung returned to the chamber at 3:43 pm.

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**2. Vancouver Heritage Register Annual Update
November 12, 2019**

The Senior Heritage Planner, responded to questions.

MOVED by Councillor Carr

SECONDED by Councillor Hardwick

THAT Council direct staff to amend the Vancouver Heritage Register as per the additions and address changes listed in Appendix B of the Report dated November 12, 2019, entitled "Vancouver Heritage Register Annual Update".

CARRIED UNANIMOUSLY (Vote No. 05287)

**3. Heritage Incentive Program 2019 Update and Grant Recommendations
October 25, 2019**

A. THAT Council receive for information the Report dated October 25, 2019, entitled "Heritage Incentive Program 2019 Update and Grant Recommendations".

- B. THAT Council approve a Heritage Incentive Program grant of up to \$2,965,900 for the heritage rehabilitation and seismic upgrade of 1012 Nelson Street, St. Andrew's-Wesley United Church, the source of funding being the approved 2019 multi-year capital budget for Heritage Incentive Program Grants.
- C. THAT Council approve a Heritage Incentive Program grant of up to \$2,875,415 for the heritage rehabilitation and seismic upgrade of 128 West Pender Street, the Sun Tower, the source of funding being the approved multi-year capital budget for Heritage Incentive Program Grants.
- D. THAT Council authorize the City to enter into agreements with the owners of 1012 Nelson Street and 128 West Pender Street to be registered in the Land Title Office as covenants under Section 219 of the *Land Title Act*, which agreements shall require the rehabilitation to be overseen by a qualified Heritage Consultant.
- E. THAT the agreements described above shall be prepared and registered to the satisfaction of the Director of Legal Services in consultation with the General Manager of Planning, Urban Design and Sustainability.

ADOPTED ON CONSENT AND B AND C
BY THE REQUIRED MAJORITY (Vote No. 05246)

**4. Heritage Property Tax Exemption By-law – 369 Carrall Street (formerly 1 West Hastings Street)
November 5, 2019**

The Senior Heritage Planner, responded to questions.

MOVED by Councillor De Genova
SECONDED by Councillor Hardwick

THAT Council instruct the Director of Legal Services to prepare a heritage property taxation exemption by-law for protected heritage property at 369 Carrall Street (formerly 1 West Hastings Street) (PID: 030-124-603, Lot 1 of Lot 17 Block 3 Old Granville Townsite Plan EPP70154 (the "Property")) exempting the Property from real property taxation to a maximum amount of \$385,693 or for a period of ten (10) years, whichever first occurs;

FURTHER THAT, subject to the assent of the electors to the heritage property taxation exemption by-law or to their deemed approval, generally on the terms set out in Appendix A, and in accordance with the requirements of Section 396A of the *Vancouver Charter*, the Director of Legal Services be instructed to bring forward the by-law for consideration by Council.

CARRIED UNANIMOUSLY (Vote No. 05287)

**5. Closure and Sale of Portion of Lane Adjacent to 1465 West Broadway and 1489 West Broadway
November 4, 2019**

The Managing Director of Homelessness Services and Affordable Housing Programs, responded to questions.

MOVED by Councillor Dominato
SECONDED by Councillor Carr

- A. THAT Council close, stop-up and convey to the owner of 1489 West Broadway (the "1489 Lands", as described in Appendix B of the Report dated November 4, 2019, entitled "Closure and Sale of Portion of Lane Adjacent to 1465 West Broadway and 1489 West Broadway) that approximately 213.7 square metre portion of abutting lane (the "Lane"), the same generally shown hatched on the plan attached as Appendix C of the above-noted report, subject to the terms and conditions noted in Appendix A of the same report.
- B. THAT the sale proceeds of \$3,795,000 be credited to the Property Endowment Fund (PEF).

carried

Councillor Kirby-Yung rose to a point of order as to whether the amendment was in order based on the guidelines for the Property Endowment Fund. The Mayor ruled the amendment was in order.

AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor Carr

THAT the words "Property Endowment Fund (PEF)" be struck out in B and the phrase "Community Housing Incentive Program (CHIP) to make housing affordable for households earning under \$50K." be inserted and read as follows:

"THAT the sale proceeds of \$3,795,000 be credited to the Community Housing Incentive Program (CHIP) to make housing affordable for households earning under \$50K.

LOST (Vote No. 05270)
(Councillors Bligh, Boyle, Carr, Dominato, Hardwick, Kirby-Yung, Wiebe and Mayor Stewart opposed)
(Councillor Fry 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."

RECONSIDERATION MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT Council reconsider the vote on the amendment.

CARRIED UNANIMOUSLY

Following the vote on the reconsideration, the amendment was put and LOST (Vote No. 05271) with Councillors Bligh, Boyle, Carr, De Genova, Dominato, Hardwick, Kirby-Yung, Wiebe and Mayor Stewart opposed and Councillor Fry abstaining 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."

The amendment having lost, the motion was put and CARRIED UNANIMOUSLY
(Vote No. 05272)

**6. Licensed Childcare Centres at Gastown Parkades and Pearson Dogwood –
Appointment of Operators, Lease Approvals, and Approval of Grants**

Sublease Renewal for Shaw Tower Children's Centre

**Approval of Social Policy Grants
November 12, 2019**

- A. THAT Council appoint the following non-profit organizations to be the operators for new licensed group childcare centres:
 - a. The YMCA of Greater Vancouver ("YMCA") to be the non-profit operator of the Gastown Parkades, a licensed group childcare site comprising two centres to be co-located with existing adjoined City-owned parkades located at 150 Water Street and 151 West Cordova Street, legally described as: *PID 025-244-761; Lot J, Block 5, Old Granville Townsite Plan LMP52319*; and, *PID 025-452-045; Lot K, Block 5, Old Granville Townsite Plan BCP203*, respectively; and
 - b. Vancouver Society of Children's Centres ("VSOCC") to be the non-profit operator of a new licensed group childcare centre at Pearson Dogwood to be located within a separate air space parcel at 698 West 57th Avenue, currently legally described as: *PID 030-587-875; Lot C, District Lot 526, Group 1, New Westminster District, Plan EPP86464 (pre-subdivision)*.
- B. THAT Council authorize the Director of Real Estate Services to negotiate and execute the following lease agreements for the two new licensed childcare centres with the non-profit operators recommended in A above:
 - a. Lease with YMCA as the tenant and childcare operator for Gastown Parkades;

- b. Lease with VSOCC as the tenant and childcare operator for Pearson Dogwood;
on the following basic terms, and upon such other terms and conditions satisfactory to the Director of Real Estate Services, the Director of Legal Services, and the Managing Director of Social Policy and Projects:

Term and Renewals: Five (5) years with two (2) options to renew, each for a further five (5) years (fifteen (15) years total term).

Each renewal option is conditional upon the City being satisfied that YMCA and VSOCC have the capacity to operate, maintain and program the respective licensed childcare centres in accordance with the lease terms and the public service requirements for the duration of the renewal term contemplated.

Total Rent: Ten dollars (\$10.00) for each term or renewal term, inclusive of payment in lieu of property taxes, payable in advance.

Form of Lease: For Gastown Parkades, the lease to YMCA is to be based on the City's Precedent Childcare Lease (General) as provided in the RFEOI described in the body of this report. For Pearson Dogwood, the lease to VSOCC is to be based on the City's Precedent Childcare Lease (VSOCC).

For both sites, the rent under the leases will be below the applicable market rate and include rent-in-lieu of property taxes. Therefore, Recommendations Ba and Bb constitute grants valued at the estimated amounts listed below, based on the first year of each term;

- c. Lease with YMCA for Gastown Parkades constitutes a grant valued at approximately \$191,200 per annum; and
 - d. Lease with VSOCC for Pearson Dogwood constitutes a grant valued at approximately \$191,700 per annum.
- C. THAT Council approve the following one-time grants for operational start-up costs of the licensed childcare facilities, to be disbursed over two years:
- a. Up to \$148,000 to YMCA for Gastown Parkades; and
 - b. Up to \$138,000 to VSOCC for Pearson Dogwood;

Source of funds: Funding for the start-up grants will be considered as part of the annual budget process;

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

- D. THAT Council authorize the Director of Real Estate Services to negotiate and execute the renewal of a sublease with VSOCC as the licensed non-profit

operator and subtenant for Shaw Tower Children's Centre with a civic address of #505 - 1067 West Cordova Street, legally described as: *PID 025-196-081; Lot 2 Except: Air Space Plan BCP14488 of the Public Harbour of the Burrard Inlet, New Westminster District, Plan LMP51876*, on the following basic terms, 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 (15) years total term).

Each renewal option is conditional upon the City being satisfied that VSOCC has the capacity to operate, maintain and program the licensed childcare centre in accordance with the lease terms and the public service requirements for the duration of the renewal term contemplated.

Total Rent: Ten dollars (\$10.00) for each term or renewal term, payable in advance. Property taxes attributable to the premises, if any, shall be payable by the subtenant.

Form of Lease: The sublease is to be based on the City's Precedent Childcare Lease (VSOCC).

As the rent under the sublease for Shaw Tower Children's Centre will be below the applicable market rate, D above constitutes a grant valued at approximately \$139,500 per annum, based on the first year of the term;

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

- E. THAT Council approved a Social Policy grant, totalling \$22,500, to Family Services of Greater Vancouver. Source of funding is the 2019 Social Policy Grants Operating Budget.
- F. THAT Council approve a one-time Edgewater Social Responsibility Fund (SRF) grant of \$40,000 to Collingwood Neighbourhood House Society to support the Living in Community Program. Source of funding is Edgewater Casino Social Responsibility Reserve.
- G. THAT Council approve a one-time Childcare Program Stabilization grant of \$14,850 to the Aboriginal Mother Centre Society. Source of funding is the 2019 Social Policy Grants Operating budget – Childcare.
- H. THAT Council authorize the General Manager, Arts, Culture and Community Services to negotiate and execute agreements to disperse the grants described in C, E, F and G above on the terms and conditions set out herein or such other terms and conditions as are satisfactory to the General Manager, Arts, Culture and Community Services and Director of Legal Services;

FURTHER THAT no legal rights or obligations will arise or be created by Council's adoption of E, F and G above unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT AND B TO H
BY THE REQUIRED MAJORITY (Vote No. 05247)

**7. Miscellaneous Amendments – Guidelines, Policies and Plans
November 22, 2019**

- A. THAT Council amend the Guidelines for Additions, Infill and Multiple Conversion Dwelling in association with the Retention of a Character House in an RS Zone, generally as presented in Appendix A of the Report dated November 22, 2019, entitled "Miscellaneous Amendments – Guidelines, Policies and Plans", to correct a mathematical conversion error.
- B. THAT Council amend the formatting of the Childcare Design Guidelines, generally as presented in Appendix B of the Report dated November 22, 2019, entitled "Miscellaneous Amendments – Guidelines, Policies and Plans", to improve clarity, reduce repetition, reorganize content and update terminology to reflect current usage.
- C. THAT Council amend the following land use documents to remove the hyphen between "Downtown-Eastside" wherever it appears, generally as presented in Appendix C of the Report dated November 22, 2019, entitled "Miscellaneous Amendments – Guidelines, Policies and Plans":
 - a. Housing Plan for the Downtown Eastside;
 - b. Rezoning Policy for the Downtown Eastside;
 - c. Downtown-Eastside/Oppenheimer Design Guidelines; and
 - d. Live-Work Use Guidelines.
- D. THAT Council amend the Zero Emissions Building Catalyst Policy to correct a reference error, generally as presented in Appendix D of the Report dated November 22, 2019, entitled "Miscellaneous Amendments – Guidelines, Policies and Plans".
- E. THAT Council repeal the Southeast False Creek Green Building Strategy for Rezoning and the Hastings Sunrise Plan as both have been superseded by updated land use policy.

ADOPTED ON CONSENT (Vote No. 05248)

REFERRAL REPORTS

1. **Miscellaneous Amendments - Zoning and Development By-law and Sign Fee By-law** **November 13, 2019**

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend the Zoning and Development By-law, generally as presented in Appendix A of the Referral Report dated November 13, 2019, entitled "Miscellaneous Amendments – Zoning and Development By-law and Sign Fee By-law", to:
- i. remove Section 4.17.1 of the RM-5, RM-5A, RM-5B, RM-5C and RM-5D and RM-6 District Schedules based on superceding policies in the West End Community Plan for infill housing and lane activation;
 - ii. amend section 3.2.1(h) to give the Director of Planning the discretion to relax dwelling unit density regulations in district schedules for Low Operational Cost Housing where, due to conditions peculiar either to the site or the proposed development, literal enforcement would result in unnecessary hardship;
 - iii. make various housekeeping amendments to correct section references, to correct typographical, grammatical and formatting errors, to correct errors and omissions to the HA-1 and HA-1A districts schedule when an outdated version of the districts schedule was used, to update a map with current street reference and property lines, and to amend certain sections that were inadvertently missed when the consequential updates to section 10 and 11 references were enacted by Council in July 2019;

and that the application be referred to a Public Hearing;

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

- B. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend the Sign Fee By-law, generally as presented in Appendix B of the Referral Report dated November 13, 2019, entitled "Miscellaneous Amendments – Zoning and Development By-law and Sign Fee By-law", to correct an omission by including an additional reference;

and that the application be referred to a Public Hearing;

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

ADOPTED ON CONSENT (Vote No. 05249)

**2. CD-1 Text Amendment: 505 Smithe Street
November 26, 2019**

- A. THAT the application by Sina Pharmacy and Health Centre, on behalf of Solterra Symphony Place Corp., to amend the text of CD-1 (Comprehensive Development) District (442) By-law No. 9173 for 505 Smithe Street (525 Smithe Street), [*PID 028-240-928, Air Space Parcel 1, Block 64, District Lot 541, Group 1, New Westminster District Air Space Plan BCP44927*] to increase the maximum permitted floor area by 50.2 sq. m to allow for the addition of mezzanines in a ground-floor retail unit, be referred to Public Hearing, together with:
- (i) plans prepared by Sina Pharmacy and Health Centre, received on August 2, 2019;
 - (ii) draft CD-1 By-law amendments, generally as presented in Appendix A of the Referral Report dated November 26, 2019, entitled "CD-1 Text Amendment: 505 Smithe 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 amending by-law generally in accordance with Appendix A of the above-noted report for consideration at Public Hearing.

- B. THAT A above be adopted on the following conditions:
- (i) THAT the passage of the above 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. 05250)

**3. CD-1 (719) Text Amendment: 188 East 6th Avenue (formerly 2221-2223 Main Street)
November 26, 2019**

THAT the application by Catalyst Community Development Society, on behalf of the City of Vancouver, to amend the text of CD-1 (Comprehensive Development) District (719) By-law No. 12304 for 188 East 6th Avenue [*PID 030-594-456 and PID 030-594-464, Lot 1 and Lot 2 Block 37 District Lot 200A Group 1 New Westminster District Plan EPP82953*], to increase the floor space ratio (FSR) in sub-area 1 from 3.30 to 3.43 and to increase the maximum building height in sub-area 1 from 30.80 m (101.0 ft.) to 30.94 m (101.5 ft.) to permit the addition of a social service centre and a structural change to the roof slab, be referred to a Public Hearing, together with:

- (i) plans prepared by Rositch Hemphill Architects, received August 20, 2019;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Referral Report dated November 26, 2019, entitled "CD-1 (719) Text Amendment: 188 East 6th Avenue (formerly 2221-2223 Main 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 the Public Hearing.

ADOPTED ON CONSENT (Vote No. 05251)

**4. CD-1 Rezoning: 878-898 West Broadway
November 26, 2019**

A. THAT the application by Arno Matis Architecture, on behalf of Centennial Hotel Ltd. (registered owner of Lots 1, 2 and 3), 339742 B.C. Ltd. (registered owner of Lots 4, 5 and 6) and 339743 B.C. Ltd. (registered owner of the West ½ of Lot 7), to rezone 878-898 West Broadway [*Lots 1 to 6 and the West ½ of Lot 7, Block 357, District Lot 526, Plan 590; PIDs: 004-184-220, 004-184-254, 004-184-262, 004-184-297, 004-184-343, 004-184-394 and 004-184-459 respectively*] from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 3.00 to 8.96 and the building height to 42.3 m (138.8 ft.), to permit the development of two mid-rise commercial towers at 11 storeys and 13 storeys over a three-storey podium, consisting of commercial-retail use at grade and hotel use, be referred to public hearing together with:

- (i) plans prepared by Arno Matis Architecture, received May 9, 2018 and addendum received October 15, 2019;

- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Referral Report dated November 26, 2019 entitled, "CD-1 Rezoning: 878-898 West Broadway"; 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, if the application is referred to a public hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Referral Report dated November 26, 2019 entitled, "CD-1 Rezoning: 878-898 West Broadway", be referred to the same Public Hearing;

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

- C. THAT, subject to enactment of the CD-1 by-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Referral Report dated November 26, 2019 entitled, "CD-1 Rezoning: 878-898 West Broadway";

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

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

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the 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. 05252)

**5. Rezoning: 514 West 61st Avenue
November 26, 2019**

- A. THAT the application by Cambie Pacific Holdings on behalf of Jaswinder Kaur Sidhu and Lianna Mah, the registered owners, to rezone 514 West 61st Avenue [Lot 11, Block M, District Lot 323, Plan 9322; PID: 009-688-463] all from RS-1 (One-Family Dwelling) District to RM-8A (Multiple Dwelling) District, be referred to a Public Hearing, together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, subject to the Conditions of Approval contained in Appendix B of the Referral Report dated November 26, 2019, entitled Rezoning: 514 West 61st Avenue”;

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

- B. THAT, subject to the enactment of the amending by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated November 26, 2019, entitled Rezoning: 514 West 61st 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 amending By-law.

- C. THAT A and B above be adopted on the following conditions:
- (i) 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) 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) 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. 05255)

**6. CD-1 Rezoning: 1956-1990 Stainsbury Avenue
November 26, 2019**

- A. THAT the application by Carscadden Stokes McDonald Architects Inc., on behalf of 1196908 B.C. Ltd. and 0997647 B.C. Ltd., a company related to 1196908 B.C.

Ltd., who is the optionee under options to purchase granted by the registered owners Ai Zhu Quong and Wah Cheong Quong; Jack Jin Yow Wong and Lily Sheung Wong; May Nody Chan and Gok Gee Chan; and Antonios Tsigounis, of the lands and premises located at 1956 – 1990 Stainsbury Avenue [*Lots A, B, C and D, all of Block D, West part of District Lot 743, Plan 10571; PID 009-373-292, 009-373-357, 009-373-489 and 002-718-642 respectively*] to rezone such lands (including a portion of a City laneway) from RS-1A (single-family dwelling) District to a new CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 0.70 to 2.67 and building height from 10.7 m (35.1 ft.) to 18 m (59.2 ft.) to permit the development of a five-storey residential building, with 80 secured rental housing units, of which 20 per cent of the residential floor area will be secured as moderate income rental housing units, under the *Moderate Income Rental Housing Pilot Program*, be referred to Public Hearing together with:

- (i) plans prepared by Carscadden Stokes McDonald Architects Inc., received March 15, 2019;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Referral Report dated November 26, 2019, entitled CD-1 Rezoning: 1556-1990 Stainsbury 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 for consideration at the 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 Referral Report dated November 26, 2019, entitled CD-1 Rezoning: 1556-1990 Stainsbury Avenue”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, subject to enactment of the CD-1 By-law, the *Subdivision By-law* be amended generally as set out in Appendix C of the Referral Report dated November 26, 2019, entitled CD-1 Rezoning: 1556-1990 Stainsbury Avenue”;

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

- D. THAT A through C above be adopted on the following conditions:
- (i) 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) 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) 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. 05256)

**7. CD-1 Rezoning: 2209-2249 East Broadway
November 26, 2019**

- A. THAT the application by EPIX Developments Ltd., on behalf of Epix Broadway BT Inc., to rezone 2209-2249 East Broadway [*Lot 84F, Block 151, District Lot 264A, Plan 3029, and Lots 85F, 86F, 87F, 88F and 89F, all except the north 5 feet now lane, Block 151, District Lot 264A, Plan 3029; PIDs 013-234-935, 013-234-978, 013-234-994, 013-235-044, 004-405-021 and 013-235-079, respectively*], from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.70 to 2.65 and the building height from 10.7 m (35.1 ft.) to 21.5 m (70.5 ft.) to permit the development of a six-storey residential building which would contain 87 market strata housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by Taylor Kurtz Architecture + Design Inc., received December 21, 2018;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Referral Report dated November 26, 2019, entitled "CD-1 Rezoning: 2209-2249 East Broadway"; 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, 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 Referral Report dated November 26, 2019, entitled "CD-1 Rezoning: 2209-2249 East Broadway";

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.

ADOPTED ON CONSENT (Vote No. 05257)

8. Rezoning of Certain Properties in the Nanaimo Sub-area of the Grandview-Woodland Community Plan, and Related Plan Amendments November 14, 2019

- A. THAT Council approve amendments to the Grandview-Woodland Community Plan to:
- i. Revise policies for the Nanaimo Street sub-area as outlined in Appendix A of the Referral Report dated November 14, 2019, entitled "Rezoning of Certain Properties in the Nanaimo Sub-area of the Grandview-Woodland Community Plan, and Related Plan Amendments", to add housing choice and reflect Plan implementation work currently being undertaken; and
 - ii. Revise miscellaneous policies in the Grandview, and Broadway-Commercial Station Area Plans as outlined in Appendix B of the above-noted report, to reflect previously approved implementation work.
- B. THAT, subject to Council approval of the items in A above, the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Zoning and Development By-law, generally as set out in Appendix C

of the Referral Report dated November 14, 2019, entitled “Rezoning of Certain Properties in the Nanaimo Sub-area of the Grandview-Woodland Community Plan, and Related Plan Amendments” in order to:

- i. Rezone portions of the 2300-block of Charles Street and the 2300-block of Kitchener Street, as identified in Schedule A of Appendix C of the above-noted report, from RT-5 to the RM8-A District Schedule;
- ii. Rezone portions of the 2300-block of Kitchener Street, as identified in Schedule A of Appendix C of the above-noted report, from RT-5 to the C-2 District Schedule;
- iii. Rezone portions of the 2300-block of Kitchener Street, as identified in Schedule A of Appendix C of the above-noted report, from RT-5N to the C-2 District Schedule;
- iv. Rezone portions of the 2400-block of E 12th Avenue, as identified in Schedule A of Appendix C of the above-noted report, from RS-1 to the RM8-A District Schedule;
- v. Rezone lands portions of the 2800-Block of Nanaimo Street, as identified in Schedule A of Appendix C of the above-noted report, from RT-5N to the RM-12N District Schedule; and
- vi. Rezone lands portions of the 2400-block of North Grandview Highway, as identified in Schedule A of Appendix C of the above-noted, from RS-1 to the RM-12N District Schedule;

FURTHER THAT the application be referred to a Public Hearing;

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

- C. THAT, subject to the enactment of the amending by-laws described in B above, the Director of Legal Services be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the Subdivision By-law, generally in accordance with Appendix D of the Referral Report dated November 14, 2019, entitled “Rezoning of Certain Properties in the Nanaimo Sub-area of the Grandview-Woodland Community Plan, and Related Plan Amendments”.
- D. THAT A, B and C above be adopted on the following conditions:
 - i. THAT passage of the above resolutions creates no legal rights for any 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 any rezoning by-laws; 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.
- E. THAT Council direct staff to defer future land-use changes on:
 - i. 2300-block between Kitchener Street (south side) and Graveley Street (south side); and
 - ii. “Nanaimo East” area, along Nanaimo Street/North Nanaimo Street from East Hastings Street to Wall Street, until work on the Vancouver Plan has been sufficiently advanced to inform this work.

ADOPTED ON CONSENT (Vote No.05258)

**9. CD-1 Text Amendment: 1980 Foley Street
November 26, 2019**

- A. THAT the application by Franc Architecture, on behalf of 630321 B.C. Ltd, to amend the text of CD-1 (Comprehensive Development) District (402) By-law 8131 for 1980 Foley Street [PID 025-102-419 *Lot 1, District Lots 264A and 2037, Group 1, New Westminster District Plan LMP50588*], to increase the permitted building height from 36.6 m to 65.6 m and add retail and restaurant as permitted uses to permit the development of a 13-storey office building with ground-floor retail and restaurant, and a floor area of 48,158 sq. m (518,369 sq. ft.), be referred to a Public Hearing, together with:
 - (i) plans prepared by Franc Architecture, received July 19, 2019;
 - (ii) draft CD-1 By-law amendment provisions, generally as presented in Appendix A of the Referral Report dated November 26, 2019, entitled “CD-1 Text Amendment: 1980 Foley Street”; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B of the above-noted report;

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

AND 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.

- B. THAT A above be adopted on the following conditions:

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

ADOPTED ON CONSENT (Vote No.05259)

**10. CD-1 Rezoning: 8420 Kerr Street and 3104-3130 Southeast Marine Drive
May 28, 2019**

A. THAT the application by Gracorp Capital Advisors Ltd., on behalf of 1096351 B.C. Ltd., the registered owner, to rezone:

- 8420 Kerr Street and 3104 Southeast Marine Drive [*Strata Lots 1, 2 and 3, Districts Lot 330 and 331, Strata Plan VR. 1369, PIDs: 006-539-131, 006-539-157 and 006-539-181, respectively*];
- 3122 Southeast Marine Drive [*PID: 010-745-378; Lot B (Reference Plan 2950) of Lot 3, Block A of Block 8, District Lot 330, Plan 7062*]; and
- 3130 Southeast Marine Drive [*PID: 010-351-591; Lot C of Lot 3, Block A of Block 8, District Lot 330, Plan 7818*];

all from M-1B (Industrial) District to CD-1 (Comprehensive Development) District, to:

- increase the building height from 12.2 m (40 ft.) to 24.9 m (81.7 ft.) to permit the development of a seven-storey residential building containing 83 market strata units on the northern portion of the site; and
- provide a dirt site (the southern portion of the site) to the City for social housing purposes, to be developed by the City in the future as townhomes with a maximum height of 14 m (45.9 ft.);

be referred to a Public Hearing together with:

- (i) plans prepared by dys architecture, received June 26, 2018;

- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Referral Report dated May 28, 2019, entitled "CD-1 Rezoning: 8420 Kerr Street and 3104-3130 Southeast Marine Drive"; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, subject to the conditions contained in Appendix B of the above-noted report;

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

B. THAT A above be adopted on the following conditions:

- (i) 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) 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) 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. 05260)

**11. CD-1 Rezoning: 3680 East Hastings Street
December 2, 2019**

- A. THAT the application by PCI Development Corporation, on behalf of 3680 East Hastings Corp. (Inc. No, BC1152804) the registered owner, to rezone 3680 East Hastings Street [*Lot 9, 10, 11 and 12 of Lot 63, Town of Hastings, Suburban Lands Plan 7974; PIDs 005-162-611, 005-162-629, 005-162-637, 005-162-645*] from C-2C (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 6.96 and the building height from 13.8 m (45 ft.) to 48.8 m (160.2 ft.) to permit the development of a 14-storey mixed-use building with commercial uses at grade and 118 secured rental housing units, with 20 per cent of the residential floor area being secured as moderate income units, under the *Moderate Income Rental Housing Pilot Program*, be referred to a Public Hearing, together with:
- (i) Plans prepared by BHA Architecture, received March, 14 2019;

- (ii) Draft CD-1 By-law provisions, generally as presented in Appendix A of the Referral Report dated December 2, 2019, entitled "CD-1 Rezoning: 3680 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 Referral Report dated December 2, 2019, entitled "CD-1 Rezoning: 3680 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 CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT, subject to enactment of the CD-1 By-law, the *Sign By-law* be amended generally as set out in Appendix C of the Referral Report dated December 2, 2019, entitled "CD-1 Rezoning: 3680 East Hastings Street";

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

- D. THAT, subject to enactment of the CD-1 By-law, the *Noise Control By-law* be amended generally as set out in Appendix C of the Referral Report dated December 2, 2019, entitled "CD-1 Rezoning: 3680 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) 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) 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) 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.05261)

**12. CD-1 Rezoning: 3600 East Hastings Street
December 2, 2019**

- A. THAT the application, by PCI Development Corporation, on behalf of 3600 East Hastings Holdings Corp. (Inc. No, BC1132025), to rezone 3600 East Hastings Street [*Lot A of Lot 63, Town of Hastings, Suburban Lands Plan 7974, PID 009-499-385*] from C-2C (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 7.14 and the building height from 13.8 m (45 ft.) to 46.6 m (152.9 ft.) to permit the development of a 14-storey mixed-use building with commercial uses at grade and 94 secured rental housing units, with 20 per cent of the residential floor area being secured as moderate income units, under the *Moderate Income Rental Housing Pilot Program*, be referred to a Public Hearing, together with:

- (i) plans prepared by BHA Architecture, received March, 14 2019;
- (ii) Draft CD-1 By-law provisions, generally as presented in Appendix A of the Referral Report dated December 2, 2019, entitled "CD-1 Rezoning: 3600 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 Referral Report dated December 2, 2019, entitled "CD-1 Rezoning: 3600 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 CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, subject to enactment of the CD-1 By-law, the *Sign By-law* be amended generally as set out in Appendix C of the Referral Report dated December 2, 2019, entitled "CD-1 Rezoning: 3600 East Hastings Street";

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

- D. THAT, subject to enactment of the CD-1 By-law, the *Noise Control By-law* be amended generally as set out in Appendix C of the Referral Report dated December 2, 2019, entitled "CD-1 Rezoning: 3600 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.

ADOPTED ON CONSENT (Vote No. 05262)

BY-LAWS

MOVED by Councillor De Genova
SECONDED by Councillor Bligh

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 34 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillors Dominato and Fry absent for the vote)

1. A By-law to amend Fire By-law No. 12472 regarding 2020 fee increases (By-law No. 12584)
2. A By-law to amend the Ticket Offences By-law No. 9360 regarding offences pursuant to the Fire By-law (By-law No. 12585)

3. A By-law to enact a Housing Agreement for 431-455 West King Edward Avenue (By-law No. 12586)
4. A By-law to amend Street and Traffic By-law No. 2849 regarding 2020 fee increases, sidewalk construction permit fees, and safety related parking regulations (By-law No. 12587)
5. A By-law to amend the Street Utilities By-law No. 10361 regarding 2020 fee increases and a plan review permit (By-law No. 12588)
6. A By-law to amend Crossing By-law No. 4644 regarding 2020 fee increases (By-law No. 12589)
7. A By-law to amend Encroachment By-law No. 4243 regarding 2020 fee increases (By-law No. 12590)
8. A By-law to amend Granville Mall By-law No. 9978 regarding 2020 fee increases (By-law No. 12591)
9. A By-law to amend Street Vending By-law No. 10868 regarding 2020 fee increases (By-law No. 12592)
10. A By-law to amend Street Distribution of Publications By-law No. 9350 regarding 2020 fee increases (By-law No. 12593)
11. A By-law to amend the By-law Notice Enforcement By-law No. 10201 regarding new regulations and fee increases for 2020 (By-law No. 12594)
12. A By-law to amend Parking Meter By-law No. 2952 regarding fees for 2020 and an update to the meter head display section (By-law No. 12595)
13. A By-law to amend Water Works By-law No. 4848 regarding 2020 water rates and fees (By-law No. 12596)
14. A By-law to amend Solid Waste By-law No. 8417 regarding 2020 fee increases and miscellaneous amendments (By-law No. 12597)
15. A By-law to amend the Ticket Offences By-law No. 9360 regarding Solid Waste By-law Offences (By-law No. 12598)
16. A By-law to amend Street and Traffic By-law No. 2849 regarding a 2020 fine increase (By-law No. 12599)
17. A By-law to amend Sewer and Watercourse By-law No. 8093 regarding 2020 fee increases (By-law No. 12600)
18. A By-law to amend License By-law No. 4450 Regarding Donation Bin 2020 fee (By-law No. 12601)
19. A By-law to amend the Procedure By-law to correct minor errors (By-law No. 12602)

20. A By-law to amend Ticket Offences By-law No. 9360 regarding the Mountain View Cemetery By-law (By-law No. 12603)
21. A By-law to amend License By-law No. 4450 regarding charitable food services (By-law No. 12604)
22. A By-law to amend Ticket Offences By-law No. 9360 regarding polystyrene foam (By-law No. 12605)
23. A By-law to enact a Housing Agreement for 1025 West 13th Avenue (By-law No. 12606)
24. A By-law to amend Zoning and Development Fee By-law No. 5585 regarding fees for 2020 (By-law No. 12607)
25. A By-law to amend Subdivision By-law No. 5208 regarding fees for 2020 (By-law No. 12608)
26. A By-law to amend Building By-law No. 12511 to increase fees for 2020 (By-law No. 12609)
27. A By-law to amend Gas Fitting By-law No. 3507 regarding fees for 2020 (By-law No. 12610)
28. A By-law to amend Secondary Suite Inspection Fee By-law No. 6553 Regarding Fees for 2020 (By-law No. 12611)
29. A By-law to amend Protection of Trees By-law No. 9958 Regarding Fees for 2020 (By-law No. 12612)
30. A By-law to amend Sign Fee By-law No. 11880 to increase fees (By-law No. 12613)
31. A By-law to amend Miscellaneous Fees By-law No. 5664 Regarding Fees for 2020 (By-law No. 12614)
32. A By-law to amend Electrical By-law No. 5563 Regarding Fees for 2020 (By-law No. 12615)
33. A By-law to amend Noise Control By-law No. 6555 Regarding Fees for 2020 (By-law No. 12616)
34. A By-law to amend Energy Utility System By-law No. 9552 regarding fees for 2020 (By-law No. 12617)

MOTIONS

A. Administrative Motions

1. Resolution - Closure and Sale of Portion of Lane Adjacent to 1465 West Broadway and 1489 West Broadway

MOVED by Councillor Boyle

SECONDED by Councillor Kirby-Yung

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: 015-201-121] Lot 6, Block 331, District Lot 526, Plan 590;
 - b) [PID: 015-201-139] Lot 7, Block 331, District Lot 526, Plan 590;
 - c) [PID: 015-201-147] Lot 8, Block 331, District Lot 526, Plan 590;
 - d) [PID: 015-201-155] Lot 9, Block 331, District Lot 526, Plan 590;
 - e) [PID: 015-201-163] Lot 10, Except Part in Explanatory Plan 10757, Block 331, District Lot 526, Plan 590;
 - f) [PID: 015-201-171] Lot 11, Except Part in Plan 4379, Block 331, District Lot 526, Plan 590;
 - g) [PID: 015-201-180] The West ½ of Lot 12, Except Part in Plan 4379, Block 331, District Lot 526, Plan 590; and
 - h) [PID: 015-201-210] The East ½ of Lot 12, Except Part in Plan 4379, Block 331, District Lot 526, Plan 590.collectively, the "Development Lots";
3. The proposal requires the closure of a 213.3 square metre portion of lane east of Granville Street north from West Broadway, dedicated by the deposit of Plan 590 in 1891;
4. The said portion of lane to be closed is no longer required for municipal purposes;
5. The said portion of lane to be closed will be conveyed to the abutting owner and subdivided with the Development 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 the said Development Lots, the same as shown in heavy outline on the Reference Plan prepared by Gary Sundvick, B.C.L.S., completed on the 29th day of November, 2019, and numbered Plan EPP98875, a copy of which is attached hereto, be closed, stopped-up and conveyed to the owner of the said Development Lots; and

BE IT FURTHER RESOLVED THAT the said portion of lane to be closed is to be subdivided with the said Development Lots to dedicate lane to the City and to form a single parcel, as shown within the heavy bold outline on the Subdivision Plan prepared by Gary Sundvick, B.C.L.S., completed on the 29th day of November, 2019, and numbered Plan EPP98876, a copy of which is attached hereto, to the satisfaction of the Director of Legal Services and the Approving Officer.

CARRIED UNANIMOUSLY

B. Council Members' Motions

1. Requests for Leaves of Absence

MOVED by Councillor Hardwick
SECONDED by Councillor Wiebe

THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings between 4:30 and 7:30pm, on Tuesday, December 10, 2019;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings between 4:30 and 8 pm, on Wednesday, December 11, 2019;

AND FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings between 10:30 am and 12:30 pm and 6 pm onwards Wednesday, December 18, 2019.

CARRIED UNANIMOUSLY (Vote No. 05263)
(Councillor Dominato absent for the vote)

2. Slowing the Loss of the Last Low Income SROs in Vancouver

Prior to discussion, Council agreed to call the vote.

MOVED by Councillor Swanson
SECONDED by Councillor Hardwick

WHEREAS

1. Single Room Occupancy Hotels are designated under the Single Room Accommodation By-Law (2003) which was enacted to discourage speculative investment and slow the loss of affordability in this critical low-income housing stock, 94% of which are located in the DTES;

2. Currently 180 SRO rooms in the DTES (The Avalon, St. Elmo, Pacific, and Arno) are offered for sale and are at risk of being gentrified by a new owner who may push existing low income residents out;
3. The city has already lost the affordability of hundreds of SRO units for low income people because new owner/investors gradually get rid of low income tenants, upgrade slightly, and increase rents by hundreds of dollars a month;
4. As the last rental home option before homelessness for many low-income Vancouverites, the loss of affordable SRO units through room and building closures and through increasing rents, is contributing to the inability of the City and partners to catch up with and reduce homelessness in Vancouver and the DTES;
5. The City's SRO Revitalization Action Plan and Housing Vancouver (2017) called for "a specific category in the Residential Tenancy Act for SRA-designated properties by tying rent increases to the room as opposed to the tenant in an effort to slow rent increases and tenant displacement (<https://vancouver.ca/files/cov/sro-revitalization-action-plan.pdf> page 28);
6. By regulating rent changes, landlords would still be able to increase rent by the allowable amount every year and would still be able to apply under section 23 of the RTA regulations (http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/10_477_2003) for rent increases over the allowable amount due to unexpected costs; and
7. The province has not yet implemented the City's recommendation and it is more urgent than ever.

THEREFORE BE IT RESOLVED

- A. THAT City Council, through the Mayor and staff, urgently ask the provincial government to tie rent increases to the rooms, not the tenancy in SRO designated properties, in an effort to discourage speculative investment, slow rent increases, and discourage displacement of very low income tenants into homelessness.
- B. THAT staff investigate alternate ways to meet the goals in A above, such as using business licences and/or amendments to the SRA by-law that the City Council could implement under their existing *Vancouver Charter* authority and report back by Q2, 2020.

CARRIED UNANIMOUSLY (Vote No. 05288)

3. Review of Bill 21

MOVED by Councillor Dominato

SECONDED by Councillor Kirby-Yung

WHEREAS

1. In 2019, the Province of Quebec enacted Bill 21 (An Act Respecting the Laicity of the State), which prohibits public servants from wearing religious symbols including turbans, hijabs, yarmulke, the cross and others;
2. Vancouver celebrates multiculturalism and diversity as an inclusive city and is home to many churches, gurdwaras, mosques, mundars, temples and other places of gathering and worship;
3. The City of Vancouver is committed to diversity, equity, and access in all of its programming and policies;
4. Freedom of Religion in Canada and BC is protected by the Canadian Charter of Human Rights and Freedoms, the Canadian Human Rights Act, and the BC Human Rights Code;
5. Disallowing citizens the right to fully participate and acknowledgement of their religious practices fosters intolerance entrenched discrimination, and inequity;
6. Bill 21 discriminates and divides communities and creates barriers to employment and services for some people of faith;
7. Big cities in Canada including Victoria, Calgary, Edmonton, Surrey, Brampton and Toronto have expressed their support for equality and diversity with their opposition to Bill 21;
8. Vancouver is the largest city in Metro Vancouver and third largest city in Canada that welcomes people from all over the world;
9. The National Council of Canadian Muslims (NCMM), the Canadian Civil Liberties Association (CCLA), the World Sikh Organization (WSO) and others have initiated a constitutional challenge against Bill 21.

THEREFORE BE IT RESOLVED THAT Vancouver City Council continues to support diversity, equity, and access for all citizens and support in principle the legal challenge against the discrimination of freedom of religion as set out in Quebec's Bill 21;

FURTHER THAT Council refer this motion to the Racial and Ethno-Cultural Equity Advisory Committee for further consideration.

referred

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Hardwick

THAT the motion entitled "Review of Bill 21", be referred to the Standing Committee on City Finance and Services meeting on December 11, 2019, to hear from speakers.

CARRIED UNANIMOUSLY

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. Preserving SRO Stock Surrounding New St. Paul's Hospital Site

Councillor Swanson submitted a notice of motion on the above-noted matter. The motion may be placed on the Council meeting agenda of January 21, 2020, as a Council Members' Motion.

2. Safety for Residents with Precarious Status: Delivering Access Without Fear

Councillor Swanson submitted a notice of motion on the above-noted matter. The motion may be placed on the Council meeting agenda of January 21, 2020, as a Council Members' Motion.

3. Making it Easier for the Public to Speak at Council Meetings

Councillor Swanson submitted a notice of motion on the above-noted matter. The motion may be placed on the Council meeting agenda of January 21, 2020, as a Council Members' Motion.

4. January 29th Day Against Islamophobia

Councillor Swanson submitted a notice of motion on the above-noted matter. The motion may be placed on the Council meeting agenda of January 21, 2020, as a Council Members' Motion.

5. The Best of Vancouver: City of Vancouver Endorsed Products Designed or Made by Local Artists, Artisans, Businesses, Individuals and Non-Profit Organization

Councillor De Genova submitted a notice of motion on the above-noted matter. The motion may be placed on the Council meeting agenda of January 21, 2020, as a Council Members' Motion.

6. Election Finance: Getting Dark Money Out of Local Politics

Councillor Fry submitted a notice of motion on the above-noted matter. The motion may be placed on the Council meeting agenda of January 21, 2020, as a Council Members' Motion.

7. Aligning the Healthy City Strategy with the UN Sustainable Development Goals

Councillor Fry submitted a notice of motion on the above-noted matter. The motion may be placed on the Council meeting agenda of January 21, 2020, as a Council Members' Motion.

NEW BUSINESS

1. Request for Leave of Absence – Councillor De Genova

MOVED by Councillor Hardwick

SECONDED by Councillor Dominato

THAT Councillor De Genova be granted a Leave of Absence for personal reasons from meetings from 5 pm onwards on Wednesday, December 18, 2019.

CARRIED UNANIMOUSLY (Vote No. 05299)

ADJOURNMENT

MOVED by Councillor Hardwick

SECONDED by Councillor Boyle

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:07 pm.

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