



COUNCIL MEETING MINUTES

JULY 21, 23 AND 24, 2020

A Meeting of the Council of the City of Vancouver was held on Tuesday, July 21, 2020, at 9:31 am in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting reconvened on Thursday, July 23, 2020, at 9:30 am, and Friday, July 24, 2020, at 9:30 am. This Council meeting was convened by electronic means as authorized under the Order of the Minister of Public Safety and Solicitor General of the Province of British Columbia – Emergency Program Act, Ministerial Order No. M192.

PRESENT:

- Mayor Kennedy Stewart
- Councillor Rebecca Bligh
- Councillor Christine Boyle
- Councillor Adriane Carr
- Councillor Melissa De Genova
- Councillor Lisa Dominato*
- Councillor Pete Fry, Deputy Mayor
- Councillor Colleen Hardwick
- Councillor Sarah Kirby-Yung
- Councillor Jean Swanson
- Councillor Michael Wiebe

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager

CITY CLERK'S OFFICE: Rosemary Hagiwara, Acting City Clerk
Tina Penney, Deputy City Clerk
Irina Dragnea, 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 Hardwick
SECONDED by Councillor Bligh

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 paragraph(s):

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;

(c) labour relations or other employee relations;

(d) the security of the property of 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;

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

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

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Council COVID-19 Recovery Committee – July 3, 2020

MOVED by Councillor Carr

SECONDED by Councillor Hardwick

THAT the Minutes of the Council COVID-19 Recovery Committee meeting of July 3, 2020, be approved.

CARRIED UNANIMOUSLY

2. Council – July 7, 2020

MOVED by Councillor Hardwick

SECONDED by Councillor Bligh

THAT the Minutes of the Council meeting of July 7, 2020, be approved.

CARRIED UNANIMOUSLY

3. Public Hearing – July 7, 2020

MOVED by Councillor Bligh
SECONDED by Councillor Hardwick

THAT the Minutes of the Public Hearing meeting of July 7, 2020, be approved.

CARRIED UNANIMOUSLY

4. Council (City Finance and Services) – July 8, 2020

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Hardwick

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of July 8, 2020, be approved.

CARRIED UNANIMOUSLY

5. Public Hearing – July 9, 10, and 14, 2020

MOVED by Councillor Hardwick
SECONDED by Councillor Wiebe

THAT the Minutes of the Public Hearing meeting of July 9, 10, and 14, 2020, be approved.

CARRIED UNANIMOUSLY

6. Council COVID-19 Recovery Committee – July 15, 2020

MOVED by Councillor Carr
SECONDED by Councillor Swanson

THAT the Minutes of the Council COVID-19 Recovery Committee meeting of July 15, 2020, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Boyle
SECONDED by Councillor Bligh

THAT Council adopt Reports 3 and 4, and Referral Reports 1 to 4, on consent.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

UNFINISHED BUSINESS

1. **CD-1 AMENDMENT: 2538 Birch Street (formerly 1296 West Broadway)**

At the Public Hearing of July 9, 10, and 14, 2020, Council referred closing comments from the applicant and staff, debate and decision, on the above-noted item, to the Council meeting on July 21, 2020, as Unfinished Business.

Applicant Closing Comments

Anthony Pappajohn, Jameson Development Corp., provided closing comments.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability, reviewed the Memorandum dated July 14, 2020, entitled "2538 Birch Street (formerly 1296 West Broadway)- RTS # 13730 Response to Council's questions" and the Memorandum dated July 21, 2020, entitled "2538 Birch Street (formerly 1296 West Broadway)- RTS # 13730 Response to Council's questions on July 14, 2020", as well as responded to questions.

* * * * *

At 11:43 am, it was

MOVED by Councillor Dominato
SECONDED by Councillor De Genova

THAT Council ask an additional round of questions to staff.

CARRIED UNANIMOUSLY

On July 21, 2020, Council recessed at 11:57 am and reconvened at 2:15 pm, continuing with questions to staff.

* * * * *

Council Decision

MOVED by Councillor De Genova
SECONDED by Councillor Boyle

- A. THAT the application by IBI Group on behalf of 1061511 B.C. Ltd (Jameson Development Corporation), the registered owner, to amend CD-1 (708) (Comprehensive Development) District, By-law No. 12179 for 2538 Birch Street [Lot 1, Block 353, District Lot 526, Group 1 New Westminster District Plan EPP 81033; PID 030-417-261] to increase the permitted floor space ratio (FSR) from 7.07 to 10.55 and the maximum building height from 52.14 m (171.1 ft.) (99.24 m geodetic) to 86.19 m (282.78 ft.) to permit a taller mixed-use building (27 storey with a mezzanine) with approximately 258 secured rental units on the upper floors with 22 per cent of the residential floor area being secured as moderate income units, generally as presented in Appendix A of the Referral Report dated March 17, 2020, entitled “CD-1 Amendment: 2538 Birch Street (formerly 1296 West Broadway)” be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by IBI Group and received on May 17, 2019, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report, dated March 17, 2020, entitled “CD-1 Amendment: 2538 Birch Street (formerly 1296 West Broadway)”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- 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 bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

carried

REFERRAL MOVED by Councillor Bligh

THAT Council refer the application for CD-1 Amendment: 2538 Birch Street (formerly 1296 West Broadway), to staff, as part of the ongoing Broadway Plan and related planning work, for the purpose of re-evaluating the impacts of increases in density, height, floor space ratios (FSR), and associated Development Cost Levy (DCL) waivers and to report in detail the impact of this application on the surrounding housing affordability upon council adoption of the Broadway Plan.

not put

After consulting with staff, the Mayor ruled the above referral out of order because in order to consider the above-noted application after the Broadway Plan, the application would require a whole new Public Hearing process.

The referral having not been put, the motion was put and CARRIED (Vote No. 06219) with Councillors Bligh, Carr, Fry, Hardwick and Swanson opposed.

2. Ending Street Checks in Vancouver

At the Council meeting on July 7, 2020, due to time constraints, Council did not deal with the above-noted Council Member's Motion, as such, the motion was placed on the July 21, 2020, Council meeting agenda, as Unfinished Business.

During discussion on the motion below, Mayor Stewart relinquished the Chair to Deputy Mayor Fry, in order to participate in discussion and resumed as Chair when completed.

MOVED by Mayor Stewart
SECONDED by Councillor Swanson

WHEREAS

1. People and organizations around the world and in Vancouver (including the British Columbia Civil Liberties Association, Union of British Columbia Indian Chiefs, Black Lives Matter Vancouver, and the Hogan's Alley Society) are calling for reforms to how police services are delivered, including ending street checks - the practice of stopping a person outside of an investigation, and often obtaining and recording their personal information;
2. Data released by the Vancouver Police Department in 2018 showed almost 100,000 street checks were conducted by the VPD between 2008 and 2017, with

- Indigenous and Black people being significantly overrepresented in these checks compared to their proportion of the population;
3. Following the implementation of new provincial guidelines in January 2020, VPD has reported a 91% reduction in street checks;
 4. The Vancouver Police Board has recently committed to new actions to improve policing services including: establishing a new Black and African Diaspora Advisory Committee, providing historical awareness and cultural sensitivity training for current and future officers regarding the experiences of Black people, participating in anti-bias and cultural sensitivity training, working with the existing Indigenous Advisory Committee to improve training for current and future officers regarding Indigenous Peoples cultural sensitivity, enhancing communication between the Board, Vancouver City Council, and the Musqueam regarding the provision of policing services in Vancouver, and, reviewing the efficacy of the new street check policy;
 5. Police Act Section 26 states “In consultation with the chief constable, the municipal police board must determine the priorities, goals and objectives of the municipal police department” and that “in determining the priorities, goals and objectives of the municipal police department, the municipal police board must take into account...the priorities, goals and objectives of the council of the municipality”;
 6. The Vancouver Police Board has the authority to end the practice of street checks in Vancouver; and
 7. *While Police Act* Section 25 states the Mayor of Vancouver chairs the Vancouver Police Board in an ex-officio capacity without the ability to vote on Police Board matters except in the event of a tie and cannot move board motions.

THEREFORE BE IT RESOLVED THAT Council direct the Mayor to write to the Vancouver Police Board to inform the Board that while Council deeply appreciates recent efforts to reform policing services and the efforts of the Police Department to quickly implement related changes, Vancouver City Council’s priority is to end the practice of street checks in Vancouver.

referred

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At the Council meeting on July 7, 2020, during discussion on the above-noted motion, the following referral motion was on the floor of Council and was not dealt with due to time constraints.

REFERRAL MOVED by Councillor Boyle
SECONDED by Councillor Swanson

THAT the motion entitled "Ending Street Checks in Vancouver", be referred to the Council meeting following the Standing Committee on City Finance and Services meeting on Wednesday, July 8, 2020.

withdrawn

Subsequently, at the Council meeting on July 21, 2020, Councillor Boyle withdrew the above-noted referral motion, and all of Council unanimously agreed.

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REFERRAL MOVED by Councillor Carr
SECONDED by Councillor Boyle

THAT the motion entitled "Ending Street Checks in the City of Vancouver", be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, July 22, 2020, in order to hear from speakers.

CARRIED UNANIMOUSLY

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VARY AGENDA

On July 21, 2020, at 3:49 pm, it was

*MOVED by Councillor Kirby-Yung
SECONDED by Councillor De Genova*

THAT Council continue with the order of business as set out in the agenda until 4:15 pm;

FURTHER THAT Council, at 4:15 pm, deal with Council Members' Motions, Notice of Council Member's Motions, New Business, Enquiries and Other Matters, and after return to the remaining items on the agenda.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

Note: for ease of reference, the minutes are recorded in numerical order.

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REPORTS

1. **Amendment to the City's Audit Committee June 17, 2020**

On July 21, 2020, staff from Internal Audit responded to questions.

MOVED by Councillor Hardwick
SECONDED by Councillor Dominato

- A. THAT Council amend the composition of the City's Audit Committee to include two Councillors and two members of the public.
- B. THAT Council appoint two Councillors and two members of the public to the City's Audit Committee under the new structure.
- C. THAT the terms of the appointed members be set for four years, or in the case of Council members, the lesser of four years or until their term of office ends. Successive terms may be served totalling not more than eight consecutive years.

referred

REFERRAL MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT Council refer the Report dated June 17, 2020, entitled "Amendment to the City's Audit Committee", to the Standing Committee on Policy and Strategic Priorities July 22, 2020, after decision is made on Item 3. Report Back on Establishing the Office of the Auditor General for the City of Vancouver, in order to hear from speakers and to consider the item.

CARRIED (Vote No. 06220)
(Councillors Kirby-Yung and Swanson abstained from the vote)

2. **2020 Cultural Grants (Community Arts, Theatre Rental, Cultural Spaces, Grants to Artists, Indigenous Grants, and COVID-19 Recovery) April 4, 2020**

On July 21, 2020, the registered speaker for this report was not in attendance.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Boyle

- A. THAT Council approve 87 grants, totaling \$470,000, in Community Arts Grants to 87 organizations in the amounts recommended for each organization in the "2020 Recomm." column in Appendix A of the Report dated April 4, 2020, entitled "2020 Cultural Grants (Community Arts, Theatre Rental, Cultural Spaces, Grants to Artists, Indigenous Grants, and COVID-19 Recovery)". Source of funding is the

2020 Cultural Grants Operating Budget (Community Arts).

- B. THAT Council approve Theatre Rental Grants to 34 organizations totalling \$1,230,955 for use of the Civic Theatres from September 1 - December 31, 2020 in the amounts recommended for each organization in the “2020 Recomm.” column in Appendix B of the Report dated April 4, 2020, entitled “2020 Cultural Grants (Community Arts, Theatre Rental, Cultural Spaces, Grants to Artists, Indigenous Grants, and COVID-19 Recovery)”. Source of funding is the 2020 Cultural Grants Operating budget (Theatre Rental Grants).
- C. THAT Council approve a grant of \$60,000 to ArtStarts in Schools to support individual artists working with youth in creating and adapting their work, in the amount recommended in the “2020 Recomm.” column in Appendix A of the Report dated April 4, 2020, entitled “2020 Cultural Grants (Community Arts, Theatre Rental, Cultural Spaces, Grants to Artists, Indigenous Grants, and COVID-19 Recovery)”. Source of funding is the 2020 Cultural Grants Operating budget (Individual Artists Fund).
- D. THAT Council approve 3 grants of \$25,000 each, totaling \$75,000, to the Musqueam, Squamish, and Tseil-Waututh Nations to support Indigenous artists most impacted by COVID-19, in the amounts recommended for each organization in the “2020 Recomm.” column in Appendix A of the Report dated April 4, 2020, entitled “2020 Cultural Grants (Community Arts, Theatre Rental, Cultural Spaces, Grants to Artists, Indigenous Grants, and COVID-19 Recovery)”. Source of funding is the 2020 Cultural Grants Operating Budget (Indigenous Grants).
- E. THAT Council approve that the existing cultural spaces Critical Assistance Program to support critical time sensitive space related restart and recovery projects, as detailed in this report, for a total budget of \$500,000. Source of funds for capital projects to be \$280,000 from the 2020 Cultural Infrastructure Grants (capital) and for operating projects \$220,000 from the 2020 Cultural Grants Operating Budget – unallocated Affordable Spaces Grants.
- F. THAT Council approve a grant of \$53,000 to BC Artscape Society, as detailed in this report, to support affordable cultural spaces. Source of funding is the 2020 Cultural Grants Operating Budget (unallocated Affordable Spaces Grants).
- G. THAT Council approve 19 Cultural Infrastructure Grants, totaling \$766,400, 4 Small Grants for Cultural Spaces totaling \$39,500 and 4 Making Space for Arts and Culture priority capital grants totaling \$275,000 for a total of \$1,080,900 to the organizations listed in Appendix C of the Report dated April 4, 2020, entitled “2020 Cultural Grants (Community Arts, Theatre Rental, Cultural Spaces, Grants to Artists, Indigenous Grants, and COVID-19 Recovery)”, for the amounts recommended in the “Recomm” column. Source of funding is the 2020 Cultural Infrastructure Grants (Capital).
- H. THAT Council approve additional purposes for the grants (and any 2019 Culture|Shift strategic grants that may be impacted by COVID-19, approved on

Nov. 26, 2019 RTS 13442 such as strategic grants to equity seeking organizations and Indigenous grants) that may be outside of proposed activity detailed in the 2020 grant application, to allow organizations to respond to the impacts of COVID-19 subject to the following conditions:

- a. The grant still be used for the benefit of the applicant organization and the communities it serves; and
 - b. That the grant can be used to cover eligible costs incurred, and reasonable costs of cancellations, directly related to the funded project, as a result of impacts of COVID-19.
- I. THAT, pursuant to Section 206 (1) (j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A, B, and C, of the Report dated April 4, 2020, entitled “2020 Cultural Grants (Community Arts, Theatre Rental, Cultural Spaces, Grants to Artists, Indigenous Grants, and COVID-19 Recovery)”, that is not otherwise a charity registered with the Canada Revenue Agency to be contributing to the culture of Vancouver.
 - J. THAT the General Manager of Arts, Culture, and Community Services (GM of ACCS) (or their designate) is authorized to negotiate and execute agreements to disburse the grants described in this report on the terms and conditions generally set out below, and on such other terms and conditions as are satisfactory to the GM of ACCS and the City Solicitor.
 - K. THAT no legal rights or obligations are created by the approval of A to G above unless and until the applicable grant agreement or letter of agreement is approved by the City in accordance with J above and executed and delivered by both the grant recipient and General Manager of Arts, Culture, and Community Services (GM of ACCS) (or their designate).

CARRIED UNANIMOUSLY AND A TO H
BY THE REQUIRED MAJORITY (Vote No. 06224)

**3. Childcare Operator Appointments, Lease and Sublease Approvals, Social Policy Grants
June 29, 2020**

- A. THAT Council appoint the following non-profit organizations to be the operators for new licensed group childcare centres:
 - a. Association of Neighbourhood Houses of British Columbia (“ANHBC”) to be the non-profit operator for the new licensed group child care centre that will be co-located with the seismically replaced David Lloyd George Elementary School at 8370 Cartier Street, legally described as: PID 007-697-333; Lot 46, Block B, District Lot 324, Plan 15074, subject to the City being granted a long-term lease of the childcare facility by The Vancouver Board of Education of School District No. 39 (Vancouver) (“VBE”);

- b. ANHBC to be the non-profit operator for Fraser Commons, a new development with a licensed group childcare centre and adjoining social purpose facility to be located within a separate air space parcel to be owned by the City and located at 8188 Fraser Street, legally described as: PID 030-263-476; Lot 1, District Lot 327, Group 1, New Westminster District, Plan EPP73971; and
 - c. Vancouver Society of Children's Centres ("VSOCC") to be the non-profit operator for a new licensed group childcare centre to be located within a separate air space parcel to be owned by the City and located at 1444 Alberni Street and 740 Nicola Street, currently legally described as: PID 007-561-938; Lot I (Explanatory Plan 10081), Block 43, District Lot 185, Plan 92; and, PID 009-175-105, Lot 16, Block 43, District Lot 185, Plan 92.
- B. THAT Council authorize the Director of Real Estate Services to negotiate and execute the following lease agreements for the three new licensed childcare centres with the non-profit operators recommended in A above:
- a. Sublease with ANHBC as the subtenant and childcare operator for David Lloyd George Elementary School;
 - b. Lease with ANHBC as the tenant and childcare/social purpose facility operator for Fraser Commons;
 - c. Lease with VSOCC as the tenant and childcare operator for 1444 Alberni / 740 Nicola;

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 possible term).

Each renewal option is conditional upon the City being satisfied that ANHBC and VSOCC, respectively, 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 ANHBC, the sublease for David Lloyd George and lease for Fraser Commons are to be based on the City's Precedent Childcare Lease (General) as provided in the RFEOI described in the body of this report. For 1444 Alberni / 740 Nicola, the lease to VSOCC is

to be based on the City's Precedent Childcare Lease (VSOCC).

For all sites, the rent under the leases will be below the applicable market rate and include payment-in-lieu of property taxes. Therefore, B(a) to B(c) above constitute grants valued at the estimated amounts listed below, based on the first year of each term:

- d. Sublease with ANHBC for David Lloyd George constitutes a grant valued at approximately \$187,600 per annum;
 - e. Lease with ANHBC for Fraser Commons constitutes a grant valued at approximately \$189,100 per annum; and
 - f. Lease with VSOCC for 1444 Alberni / 740 Nicola constitutes a grant valued at approximately \$283,100 per annum.
- C. THAT Council approve the following one-time grants for operational start-up costs of the new licensed childcare facilities, to be disbursed over two years:
- a. Up to \$138,000 to ANHBC for David Lloyd George;
 - b. Up to \$74,000 to ANHBC for Fraser Commons; and
 - c. Up to \$112,000 to VSOCC for 1444 Alberni;

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 approve a one-time grant of \$235,000 from the cash Community Amenity Contribution received as a condition of rezoning for 725-747 SE Marine Drive (now 8188 Fraser Street, or Fraser Commons) to ANHBC for facility start-up costs, including supplies and equipment for the childcare (\$170,000) and the adjoining social purpose facility (\$65,000).
- E. THAT Council authorize the Director of Real Estate Services to negotiate and execute a new land lease with Boat Day Care Society as the licensed non-profit operator of the group childcare centre located at 2908 Victoria Drive, legally described as: PID's 012-072-133, 012-072-141, and 012-072-231; Lots 9, 10 and 11 of Block 168, Plan VAP3886, District 264A, NWD, Except W 7 Ft Now Road, of Lot A, on the following basic terms, and upon such other terms and conditions to the satisfaction of 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 possible term).

Each renewal option is conditional upon the City being satisfied that Boat Day Care Society 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, inclusive of payment in lieu of property taxes, payable in advance.

Form of Lease: The lease is to be based on the current form of land lease between the City and Boat Day Care Society.

As the rent under the lease for Boat Day Care Society will be below the applicable market rate, E above constitutes a grant valued at approximately \$70,700 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 E above unless and until all legal documentation has been executed and delivered by the respective parties.

- F. THAT Council authorize the Director of Real Estate Services to negotiate and execute a new land lease with Sunset Childcare Society as the licensed non-profit operator of the group childcare centre located at 8064 Buscombe Street, legally described as: PID's 008-484-210, 008-484-228, and 008-484-236; Lots D, E and F of Block 31, Plan VAP14166, District Lot 313, NWD, of Lot A, on the following basic terms, and upon such other terms and conditions to the satisfaction of 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 possible term).

Each renewal option is conditional upon the City being satisfied that Sunset Childcare Society 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, inclusive of payment in lieu of property taxes, payable in advance.

Form of Lease: The lease is to be based on the current form of land lease between the City and Sunset Childcare Society.

As the rent under the lease for Sunset Childcare Society will be below the applicable market rate, F above constitutes a grant valued at approximately \$70,900 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 F above unless and until all legal documentation has been executed and delivered by the respective parties.

- G. THAT Council approve 5 time-sensitive Rapid Response Grants for Urban Indigenous Child and Family Programs, totaling \$190,000 and as outlined in Appendix E of the Report dated June 29, 2020, entitled "Childcare Operator Appointments, Lease and Sublease Approvals, Social Policy Grants". This funding will help to expand and support culturally safe child and family programs whose total summer capacity has been greatly reduced by COVID health and safety protocols. Source of funds is the 2020 Childcare Operating Grants budget.
- H. THAT Council approve 5 time-sensitive, Rapid Response Grants for Child and Family programs serving communities disproportionately affected by the COVID pandemic, totaling \$171,000 and as outlined in Appendix F of the Report dated June 29, 2020, entitled "Childcare Operator Appointments, Lease and Sublease Approvals, Social Policy Grants". This funding will help to expand programs whose total summer capacity has been greatly reduced by COVID health and safety protocols. Source of funds is the 2020 Childcare Operating Grants budget.
- I. THAT Council approve 2 Social Policy grants to ANHBC, totalling \$140,000, as outlined in Appendix G of the Report dated June 29, 2020, entitled "Childcare Operator Appointments, Lease and Sublease Approvals, Social Policy Grants", to strengthen the capacity and resilience of childcare operations across ANHBC's 7 Vancouver houses. Source of funding is the 2020 Social Policy Childcare Grants Operating Budget.
- J. THAT Council authorize a grant of \$320,105 to the Collingwood Neighbourhood House Society (CNH). Source of funding is \$280,105 from the 2020 General Government Operating budget (CNH Gym) and \$40,000 from the 2020 Social Policy Grants Operating budget (CNH Annex).
- K. THAT Council authorize the General Manager, Arts, Culture and Community Services to negotiate and execute agreements to disperse the grants described in C, G, H, I, and J 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 C, G, H, I and J above unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT AND B TO J
BY THE REQUIRED MAJORITY (Vote No. 06221)

**4. Debenture Program 2020
June 23, 2020**

- A. THAT Council authorize the issuance of up to \$100 million of City of Vancouver debentures, utilizing borrowing authorities approved as part of the 2017, 2018 and 2019 Capital Budgets as follows:

<u>Borrowing authorities from the 2015 -2018 Capital Plan:</u>	
Parks	\$ 2,441,000
Recreation and Exhibition Facilities	\$ 6,287,406
Public Safety Facilities	\$ 2,829,225
Streets and Bridge Infrastructure	\$ 7,000,996
Street Lighting, Traffic Signals and Communication Systems	\$ 2,809,402
Community Facilities	\$ 5,774,850
Civic Facilities and Infrastructure	\$ 2,885,020
Subtotal 2015-2018 Capital Plan	\$ 30,027,899
<u>Borrowing authorities from the 2019 -2022 Capital Plan:</u>	
Sewers	\$ 38,500,000
Street and bridge infrastructure	\$ 15,000,000
Street lighting, traffic signals & communications systems	\$ 5,000,000
Technology renewal projects	\$ 2,500,000
Maintenance of community and civic facilities	\$ 4,000,000
Renovations of community and civic facilities	\$ 2,972,101
Maintenance and renovations of parks	\$ 2,000,000
Subtotal 2019-2022 Capital Plan	\$ 69,972,101
Total	\$ 100,000,000

- B. THAT, until the borrowing authorities established pursuant to A above are exercised, the Director of Finance, in consultation with the Mayor, the Chair of the City Finance and Services Committee, and the City Manager, or a majority of them, be empowered to act and instruct the City's bank syndicate to proceed with the issuance of the debentures, and to set the interest rate, price, and other terms and conditions on which the debentures will be issued by the City.

It should be noted that once the Director of Finance instructs the bank syndicate to offer the debentures in the public market, Council will be required to enact the appropriate borrowing by-law to authorize issuance of the debentures.

ADOPTED ON CONSENT (Vote No. 06222)

**5. Regulating Exploding Animal Deterrent Devices (Bear Bangers)
July 6, 2020**

On July 21, 2020, one speaker spoke in opposition of the report recommendations.

MOVED by Councillor De Genova
SECONDED by Councillor Boyle

- A. THAT Council approve, in principle, amendments to the Fire By-law No. 12472 to prohibit the discharge of exploding animal deterrents in Vancouver;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council a By-law to amend the *Fire By-law*, set out in Appendix A of the Report dated July 6, 2020, entitled "Regulating Exploding Animal Deterrent Devices (Bear Bangers)", to be effective immediately.

- B. THAT Council approve, in principle, amendments to the Fire By-law No. 12472 to prohibit the sale of exploding animal deterrents in Vancouver;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council a By-law to amend the *Fire By-law*, set out in Appendix A of the Report dated July 6, 2020, entitled "Regulating Exploding Animal Deterrent Devices (Bear Bangers)", to be effective immediately.

- C. THAT Council approve, in principle, amendments to the Ticket Offences By-law No. 9360 to make discharge of exploding animal deterrents in Vancouver a ticketable offence;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council a By-law to amend the *Ticket Offences By-law*, set out in Appendix B of the Report dated July 6, 2020, entitled "Regulating Exploding Animal Deterrent Devices (Bear Bangers)", to be effective immediately.

amended

* * * * *

On July 21, 2020, at 4:15 pm, it was

*MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung*

THAT Council table Report 5 - Regulating Exploding Animal Deterrent Devices (Bear Bangers), in order to deal with Council Members' Motions, Notice of Council Member's Motions, New Business, Enquiries and Other Matters.

CARRIED UNANIMOUSLY

* * * * *

On July 23, 2020, at 9:37 am, it was

AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor Bligh

THAT B be stricken and replaced with the following:

THAT staff work with the registered speaker to develop a permitting system for bear bangers.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT the amendment be stricken;

FURTHER THAT the following be added as D:

THAT staff consult with appropriate stakeholders and consider incorporating into the amendments arising from these recommendations a permitting system for the sale of bear bangers to professionals who use bear bangers as a part of their jobs (e.g., guides and outfitters, professional scientists, search and rescue teams).

CARRIED (Vote No. 06235)
(Councillor Kirby-Yung opposed)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED (Vote No. 06236) with Councillors De Genova, Hardwick and Kirby-Yung opposed.

The amended amendment having carried, the motion as amended was put and severed with A to C having CARRIED UNANIMOUSLY (Vote No. 06237) and D having CARRIED (Vote No. 06238) with Councillors Hardwick and Kirby-Yung opposed.

FINAL MOTION AS APPROVED

- A. THAT Council approve, in principle, amendments to the Fire By-law No. 12472 to prohibit the discharge of exploding animal deterrents in Vancouver;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council a By-law to amend the *Fire By-law*, set out in Appendix A of the Report dated July 6, 2020, entitled "Regulating Exploding Animal Deterrent Devices (Bear Bangers)", to be effective immediately.

- B. THAT Council approve, in principle, amendments to the Fire By-law No. 12472 to prohibit the sale of exploding animal deterrents in Vancouver;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council a By-law to amend the *Fire By-law*, set out in Appendix A of the Report dated July 6, 2020, entitled “Regulating Exploding Animal Deterrent Devices (Bear Bangers)”, to be effective immediately.

- C. THAT Council approve, in principle, amendments to the Ticket Offences By-law No. 9360 to make discharge of exploding animal deterrents in Vancouver a ticketable offence;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment by Council a By-law to amend the *Ticket Offences By-law*, set out in Appendix B of the Report dated July 6, 2020, entitled “Regulating Exploding Animal Deterrent Devices (Bear Bangers)”, to be effective immediately.

- D. THAT staff consult with appropriate stakeholders and consider incorporating into the amendments arising from these recommendations a permitting system for the sale of bear bangers to professionals who use bear bangers as a part of their jobs (e.g., guides and outfitters, professional scientists, search and rescue teams).

**6. 2020 Annual Inflationary Rate Adjustment to Development Contributions & Associated CAC Target Amendments
June 10, 2020**

On July 23, 2020, staff from Planning, Urban Design and Sustainability, responded to questions.

MOVED by Councillor De Genova
SECONDED by Councillor Boyle

- A. THAT Council approve, in principle, the 2020 inflationary rate adjustments for the Vancouver (City-wide) Development Cost Levy (DCL), Vancouver Utilities DCL By-law and Area Specific DCL By-law Districts, with new rates to be effective September 30, 2020, as shown in Appendix A of the Report dated June 10, 2020, entitled “2020 Annual Inflationary Rate Adjustment to Development Contributions & Associated CAC Target Amendments”;

FURTHER THAT Council approve the planned rate increase associated with the phase-in of the Vancouver Utilities DCL for residential developments over 1.5 FSR on the East Side, as shown in Appendix A of the above-noted report, with the new rate to be effective September 30, 2020;

FURTHER THAT Council maintain the existing Vancouver (City-wide) DCL By-law rates, Vancouver Utilities DCL By-law rates, and Area Specific DCL By-law rates for artist studio, community centres/neighbourhood house, library, public authority use, social service centre, parking garage, temporary building, school, childcare, community energy centre, and works yard uses;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Vancouver DCL By-law No. 9755, Vancouver Utilities DCL By-law No. 12183, and the Area Specific DCL By-law No. 9418 to implement the 2020 inflationary rate adjustment, as shown in Appendix B, Appendix C, and Appendix D of the above-noted report.

- B. THAT Council approve the 2020 inflationary rate adjustments for Community Amenity Contribution (CAC) targets, with new target rates to be effective September 30, 2020, as shown in Appendix E of the Report dated June 10, 2020, entitled "2020 Annual Inflationary Rate Adjustment to Development Contributions & Associated CAC Target Amendments".
- C. THAT Council approve adjustments of the Little Mountain Adjacent and Southeast False Creek CAC Targets to \$47.00/sf and \$67.00/sf respectively with the new rates to be effective September 30, 2020, as shown in Appendix E of the Report dated June 10, 2020, entitled "2020 Annual Inflationary Rate Adjustment to Development Contributions & Associated CAC Target Amendments".

CARRIED UNANIMOUSLY (Vote No. 06239)

REFERRAL REPORTS

**1. 2020 Annual Inflationary Rate Adjustments to Density Bonus Contributions
June 23, 2020**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to implement 2020 inflationary rate adjustments for density bonus contributions by amending Schedule F of the Zoning and Development By-law to be effective September 30, 2020, as shown in Appendix A of the Referral Report dated June 23, 2020, entitled "2020 Annual Inflationary Rate Adjustments to Density Bonus Contributions";

FURTHER THAT the application be referred to a Public Hearing;

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

ADOPTED ON CONSENT

**2. CD-1 Rezoning: 2336-2366 Charles Street
July 7, 2020**

- A. THAT the application by Human Studio Architecture + Urban Design, on behalf of 2366 Charles St Properties GP Ltd., the registered owner, to rezone 2336-2366 Charles Street [*Lots 9 to 12 of Lot C, Block 134, District Lot 264A, Plan 5712; PIDs 011-085-614, 011-085-622, 011-085-631, and 004-172-973 respectively*],

from C-1 (Commercial) District and RT-5 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.2 (C-1) and 0.7 (RT-5) to 3.2 and the building height from 10.7 m (35.1 ft.) to 22.0 m (72.2 ft.) to permit the development of a six-storey mixed-use building containing commercial spaces at-grade and secured market rental residential units, be referred to a Public Hearing, together with:

- (i) plans prepared by Human Studio Architecture + Urban Design, received December 12, 2019;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Referral Report dated July 7, 2020, entitled “CD-1 Rezoning: 2336-2366 Charles 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.

- B. THAT, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated July 7, 2020, entitled “CD-1 Rezoning: 2336-2366 Charles 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 July 7, 2020, entitled “CD-1 Rezoning: 2336-2366 Charles 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 July 7, 2020, entitled “CD-1 Rezoning: 2336-2366 Charles 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, subject to enactment of the CD-1 By-law, the *Parking By-law* be amended to include this CD-1 in Schedule C and to provide parking regulations generally as set out in Appendix C of the Referral Report dated July 7, 2020, entitled “CD-1 Rezoning: 2336-2366 Charles Street”;

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

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

ADOPTED ON CONSENT

3. CD-1 (715) Amendment: 1649 East Broadway (formerly 1619-1651 East Broadway) July 7, 2020

- A. THAT the application by IBI Group Architects, on behalf 0923172 B.C. Ltd., the registered owner, a company related to the developer, Jameson Development Corp., to amend the text of CD-1 (Comprehensive Development) District (715) By-law No. 12299 for 1649 East Broadway [*PID: 030-467-365, Lot 1 Block 154 District Lot 264A Group 1 New Westminster District Plan EPP82462*], to increase the floor space ratio (FSR) from 4.0 to 5.0 and to increase the maximum building height from 33.2 m (108.9 ft.) to 36.5 m (119.8 ft.) thereby adding an additional two floors to permit a 12-storey mixed-use building consisting of commercial uses at grade and 114 secured rental residential units, of which not less than 20 per cent of the residential floor area that is counted in the calculation of the floor space ratio (23 residential units) will be secured as below-market rental units and the remaining 91 residential units will be secured market rental units, be referred to Public Hearing, together with:
- (i) plans prepared by IBI Group Architects, received March 9, 2020;

- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Referral Report dated July 7, 2020, entitled “CD-1 (715) Amendment: 1649 East Broadway (formerly 1619-1651 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 the Public Hearing.

- B. THAT, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated July 7, 2020, entitled “CD-1 (715) Amendment: 1649 East Broadway (formerly 1619-1651 East Broadway)”, 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 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

**4. CD-1 Rezoning: 1247 Kingsway
July 16, 2020**

- A. THAT the application by Tatla Developments Ltd. on behalf of Da Hua Investment Holdings Ltd., the registered owners, to rezone 1247 Kingsway [Parcel Identifier: 029-602-530; Lot 1, Block 38, District Lot 301, Group 1, NWD, Plan EPP47836] from C-2 (Commercial) District to CD-1 (Comprehensive

Development) District to increase the permitted floor space ratio (FSR) from 2.5 FSR to 3.61 FSR and the building height from 13.8 m (45.3 ft.) to 21.9 m (71.9 ft.) to permit the development of a six-storey, mixed use building with 31 secured rental residential units, be referred to Public Hearing together with:

- (i) plans prepared by Stuart Howard Architects, received December 20, 2019;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Referral Report dated July 16, 2020, entitled "CD-1 Rezoning: 1247 Kingsway"; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, 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 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 July 16, 2020, entitled "CD-1 Rezoning: 1247 Kingsway", 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 Arts, Culture and Community Services.
- C. THAT, if the application is referred to a Public Hearing, the application to amend the *Sign By-law* to establish regulations for this CD-1, generally as set out in Appendix C of the Referral Report dated July 16, 2020, entitled "CD-1 Rezoning: 1247 Kingsway", be referred to the same Public Hearing;

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

- D. THAT, subject to approval of the rezoning application, the *Noise Control By-law* be amended to include this CD-1 in Schedule A, generally as set out in Appendix C of the Referral Report dated July 16, 2020, entitled "CD-1 Rezoning: 1247 Kingsway";

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

**5. CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)
June 10, 2020**

On July 23, 2020, the City Manager and staff from Planning, Urban Design and Sustainability, responded to questions.

MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung

- A. THAT the application by James KM Cheng Architects, on behalf of Modern Green Asset Holdings (Canada) Ltd. and 1069503 B.C. Ltd., the registered owners, to rezone 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre) [*That Part of Block 866 in Reference Plan 15238, District Lot 526, Plan 7764, and Block 866 Except Part in Reference Plan 15238, District Lot 526, Plan 7764, and Lots 4-6, all of Block 867, District Lot 526, Plan 8454; PIDs: 010-328-700, 010-328-637, 004-338-367, 010-075-577 and 010-075-607, 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 2.32 and the building height from 10.7 m (35 ft.) to 83.8 m (275 ft.) to permit a mixed-use development including:
- 17 buildings between 1 to 26 storeys in height;
 - 23,559.2 sq. m (253,589 sq. ft.) for social housing, equal to approximately 300 units;
 - 11,738.5 sq. m (126,352 sq. ft.) for secured rental housing units, at least 25% of which is moderate income rental housing. This is equal to approximately 180 units, including 45 moderate income rental units;

- 95,856.3 sq. m (1,031,789 sq. ft.) for strata residential housing, equal to approximately 1,120 units;
- 2,229.7 sq. m (24,000 sq. ft.) of commercial space;
- a 69-space childcare; and
- a 2-acre public park,

be referred to Public Hearing, together with:

- (i) plans prepared by James KM Cheng Architects, received July 26, 2019, with revisions submitted on May 8, 2020;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Referral Report dated July 10, 2020, entitled “CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)”;
- (iii) draft Oakridge Transit Centre Design Guidelines, generally as presented in Appendix F of the above-noted report; and
- (iv) 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 after the Public Hearing, Council approves in principle the rezoning and the Housing Agreements (Social Housing and Secured Rental Housing) described in Part 2 of Appendix B of the Referral Report dated July 10, 2020, entitled “CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws 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, 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 July 10, 2020, entitled “CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)”, be referred to the same Public Hearing;

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

- D. THAT, subject to enactment of the CD-1 By-law, the *Subdivision By-law* be amended generally as set out in Appendix C of the Referral Report dated July 10, 2020, entitled “CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)”;

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

- E. 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 July 10, 2020, entitled “CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)”;

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

- F. THAT, at the time of enactment of the CD-1 By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval the Oakridge Transit Centre Design Guidelines, generally as presented in Appendix F of the Referral Report dated July 10, 2020, entitled “CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)”.

- G. THAT, if after the Public Hearing, Council approves in principle this rezoning application and the draft CD-1 By-law generally as set out in Appendix A of the Referral Report dated July 10, 2020, entitled “CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)”, Council rescinds concurrently the previous rezoning approval in principle for 5469-5507 Willow Street, approved on May 16, 2017.

- H. THAT A to G 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, 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 the requirements imposed as a condition of rezoning are at the risk of the property owner;

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

referred

REFERRAL MOVED by Councillor Swanson
SECONDED by Councillor Fry

THAT Council refer Referral Report dated June 10, 2020, entitled "CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)", back to staff to try to find more housing affordability.

amended

AMENDMENT TO THE REFERRAL MOVED by Councillor Dominato

THAT the phrase "and report back to Council with an update by August 31, 2020." be added at the end.

not put

After consulting with staff, the Mayor ruled the above amendment to the referral out of order as there are no Council meetings in August.

AMENDMENT TO THE REFERRAL MOVED by Councillor Carr
SECONDED by Councillor Swanson

THAT the phrase "and ensure plans include measures to achieve climate emergency targets." be added at the end.

CARRIED (Vote No. 06240)
(Councillors De Genova and Kirby-Yung and Mayor Stewart opposed)

On July 23, 2020, at 11:49 am, during discussion on the above amended referral, Mayor Stewart relinquished the Chair to Deputy Mayor Fry, in order to participate in discussion and resumed as Chair when completed.

* * * * *

On July 23, 2020, at 11:54 am, it was

*MOVED by Councillor De Genova
SECONDED by Councillor Bligh*

THAT Council extend the meeting past noon in order to complete Referral Report 5.

CARRIED UNANIMOUSLY

* * * * *

AMENDMENT TO THE REFERRAL MOVED by Councillor Kirby-Yung
SECONDED by Councillor Fry

THAT the phrase “and report back by October 2020.” be added at the end.

CARRIED (Vote No. 06241)
(Councillor De Genova opposed)

The amendments to the referral having carried, the referral as amended was put and CARRIED (Vote No. 06242) (*reconsidered*) with Councillors Boyle, De Genova and Kirby-Yung opposed.

* * * * *

On July 23, 2020, Council recessed at 12:03 pm and reconvened on July 24, 2020, at 9:30 am.

* * * * *

On July 24, 2020, at 9:34 am, Mayor Stewart relinquished the Chair to Deputy Mayor Fry, in order to participate in discussion on Referral Report 5 and resumed as Chair when completed.

On July 24, 2020, at 9:34 am, it was

RECONSIDERATION MOVED by Mayor Stewart
SECONDED by Councillor Wiebe

THAT Council reconsider its final vote, done on July 23, 2020, on the referral motion for Referral Report 5 - CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre) (Vote No. 06242).

CARRIED UNANIMOUSLY
(Councillor Dominato absent for the vote)

The reconsideration having carried, the amended referral was put and CARRIED (Vote No. 06249) with Councillors Boyle, De Genova, Kirby-Yung and Mayor Stewart opposed and Councillor Dominato absent for the vote.

FINAL REFERRAL MOTION AS APPROVED

THAT Council refer the Referral Report dated June 10, 2020, entitled “CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)”, back to

staff to try to find more housing affordability, and ensure plans include measures to achieve climate emergency targets, and report back by October 2020.

**6. CD-1 Rezoning: 601 Beach Crescent
June 24, 2020**

On July 24, 2020, the City Manager responded to questions.

REFERRAL MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT Council refer the Referral Report dated June 24, 2020, entitled “CD-1 Rezoning 601 Beach Avenue” back to staff to ask questions in the appropriate venue, prior to recommendations for referral.

LOST (Vote No. 06250)

(Councillors Bligh, Boyle, Carr, Fry, Swanson, Wiebe and Mayor Stewart opposed)

(Councillors Dominato and Kirby-Yung abstained from the vote)

MOVED by Councillor Boyle
SECONDED by Councillor Bligh

- A. THAT the application, by GBL Architects on behalf of Pinnacle International Lands Inc., to rezone 601 Beach Crescent [*PID 024-636-282; Lot 259 False Creek Group 1, New Westminster District Plan LMP 43682*], from CD-1 (366) to a new CD-1 (Comprehensive Development) District to increase the permitted floor area from 17,338.9 sq. m to 43,745.6 sq. m (186,641 sq. ft. to 470,889 sq. ft.) and the building height from 110 m to 163 m (361 ft. to 535 ft.) to permit the development of a 55-storey residential mixed-use building with 2,310.6 sq. m (24,872 sq. ft.) of commercial uses at grade, which would contain 152 social housing units and 303 market strata housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by GBL Architects received September 24, 2018 and supplemented by revised plans prepared by GBL Architects dated October 22, 2019;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Referral Report dated June 24, 2020, entitled “CD-1 Rezoning: 601 Beach Crescent”; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approving in principle 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 the application is referred to a Public Hearing, the consequential amendment to remove the site from CD-1 (366) By-law No. 7675 and adjust the by-law's maximum housing units and residential floor area correspondingly, generally as set out in Appendix C of the Referral Report dated June 24, 2020, entitled "CD-1 Rezoning: 601 Beach Crescent", be referred to the same Public Hearing;

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

- C. THAT, if the application is referred to a Public Hearing, the consequential amendment to the *False Creek North Official Development Plan By-law* to increase the maximum housing units and residential floor area for Area 1, generally as set out in Appendix C of the Referral Report dated June 24, 2020, entitled "CD-1 Rezoning: 601 Beach Crescent", be referred to the same Public Hearing;

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

- D. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Appendix B of the Referral Report dated June 24, 2020, entitled "CD-1 Rezoning: 601 Beach Crescent", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services.

- E. 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 June 24, 2020, entitled "CD-1 Rezoning: 601 Beach Crescent", 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.

- F. THAT, subject to approval of the rezoning application, the *Noise Control By-law* be amended to include this CD-1 in Schedule A, generally as set out in Appendix C of the Referral Report dated June 24, 2020, entitled "CD-1 Rezoning: 601 Beach Crescent";

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.

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

CARRIED (Vote No. 06251)
(Councillor Hardwick opposed)
(Councillor De Genova abstained from the vote)

BY-LAWS

On July 24, 2020, Councillors De Genova and Hardwick advised they had reviewed the proceedings of the meeting related to by-law 14 and would be voting on the enactment.

On July 24, 2020, Councillors Kirby-Yung and Hardwick advised they had reviewed the proceedings of the meetings related to by-law 15 and would be voting on the enactment.

On July 24, 2020, Councillors Bligh, Boyle, Dominato, Fry, Hardwick, Kirby-Yung, Wiebe and Mayor Stewart advised they had reviewed the proceedings of the meetings related to by-law 17 and would be voting on the enactment.

On July 24, 2020, Councillor Fry advised to have reviewed the proceedings of the meetings related to by-law 18 and would be voting on the enactment.

On July 24, 2020, Councillors Bligh, Boyle, Dominato, Fry, Hardwick, Kirby-Yung, Wiebe and Mayor Stewart advised they had reviewed the proceedings of the meetings related to by-law 19 and would be voting on the enactment. At the Public Hearing on July 18, 2018, Councillor De Genova declared a Conflict of Interest on the application relating to by-law 19, as she has previously worked with the Applicant to provide non-profit housing in another municipality.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Fry

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 9, 11 to 14, and 17 to 25

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

CARRIED UNANIMOUSLY

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Fry

THAT Council, except for those members ineligible to vote as noted below, enact the by-law listed on the agenda for this meeting as number 10, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED (Vote No. 06252)
(Councillors Hardwick and Kirby-Yung opposed)

MOVED by Councillor Fry
SECONDED by Councillor Boyle

THAT Council, except for those members ineligible to vote as noted below, enact the by-law listed on the agenda for this meeting as number 15, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED (Vote No. 06253)
(Councillors Hardwick and Swanson opposed)

MOVED by Councillor Fry
SECONDED by Councillor De Genova

THAT Council, except for those members ineligible to vote as noted below, enact the by-law listed on the agenda for this meeting as number 16, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED (Vote No. 06254)
(Councillors Hardwick and Swanson opposed)

1. A By-law to amend Zoning and Development By-law No. 3575 regarding porches, decks and balconies, and various housekeeping amendments (By-law No. 12731)
2. A By-law to amend Zoning and Development By-law No. 3575 regarding updated format for sections 3, 4 and 5, and amendments to district schedules to clarify relaxations and powers of discretion (By-law No. 12732)
3. A By-law to amend Parking By-law No. 6059 regarding Housekeeping Amendments (By-law No. 12733)
4. A By-law to amend Southeast Granville Slopes Official Development Plan By-law No. 5752 regarding porches, decks and balconies and clarifying relaxations and powers of discretion (By-law No. 12734)

5. A By-law to amend Coal Harbour Official Development Plan By-law No. 6754 regarding clarifying relaxations and powers of discretion (By-law No. 12735)
6. A By-law to amend Downtown Official Development Plan By-law No. 4912 regarding porches, decks and balconies and clarifying relaxations and powers of discretion (By-law No. 12736)
7. A By-law to amend Downtown Eastside/Oppenheimer Official Development Plan By-law No. 5532 regarding porches, decks and balconies and clarifying relaxations and powers of discretion (By-law No. 12737)
8. A By-law to amend False Creek Area Development Plan for Area 6, Phase 3 By-law No. 5550 regarding clarifying relaxations and powers of discretion (By-law No. 12738)
9. A By-law to amend Central Waterfront Official Development Plan By-law No. 5261 regarding clarifying relaxations and powers of discretion (By-law No. 12739)
10. A By-law to amend False Creek Area Development Plan for Area 10B By-law No. 5478 (By-law No. 12740)
11. A By-law to amend the Street and Traffic By-law No. 2849 regarding speed limits in school zones (By-law No. 12741)
12. A By-law to amend Fire By-law No. 12472 regarding Exploding Animal Deterrents (By-law No. 12742)
13. A By-law to amend the Ticket Offences By-law No. 9360 regarding Exploding Animal Deterrents (By-law No. 12743)
14. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 re: 3429-3469 Fraser Street (By-law No. 12744)
15. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 re: 2542-2570 Garden Drive and 2309-2369 East 10th Avenue (By-law No. 12745)
16. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1: 1805 Larch Street (By-law No. 12746)
17. A By-law to amend CD-1 (248) By-law No. 6564 for 1523 Davie Street (Gabriola Mansion, formerly known as Angus Apartments) (By-law No. 12747)
(Councillor Swanson ineligible to vote)
18. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RS-1 to RM-8A re: 847-867 West 28th Avenue (By-law No. 12748)
(Councillor Swanson ineligible to vote)
19. A By-law to amend CD-1 (642) By-law No. 11658 regarding 2133 Nanton Avenue and 4189 Yew Street (By-law No. 12749)
(Councillor Swanson ineligible to vote)

(Councillor De Genova ineligible to vote due to conflict of interest)

20. A By-law to enact a Housing Agreement for 741 – 743 East Broadway (By-law No. 12750)
21. A By-law to enact a Housing Agreement for 420 Hawks Avenue (By-law No. 12751)
22. A By-law to amend Building By-law No. 12511 regarding BC Building Code housekeeping amendment (By-law No. 12752)
23. A By-law to amend Fire By-law No. 12472 regarding Occupant Load (By-law No. 12753)
24. A By-law to amend Fire By-law No. 12472 to Ban the Sale and Use of Consumer Fireworks (By-law No. 12754)
25. A By-law to amend the Ticket Offences By-law No. 9360 regarding amendments to the Fire By-law to Ban the Sale and Use of Fireworks (By-law No. 12755)

MOTIONS

A. Administrative Motions

1. Approval of Form of Development – 2542 Garden Drive

On July 24, 2020, staff from Planning, Urban Design and Sustainability, responded to questions.

MOVED by Councillor Wiebe
SECONDED by Councillor Boyle

THAT the form of development for this portion of the site known as 2542 Garden Drive be approved generally as illustrated in the Development Application Number DP-2019-00395, prepared by RH Architects Inc., and stamped “Received, Community Services Group, Development Services”, on June 9, 2020, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED (Vote No. 06255)
(Councillor Swanson opposed)
(Councillor Hardwick abstained from the vote)

2. Approval of Form of Development – 686 East 22nd Avenue, 3811-3833 Fraser Street and 679 East 23rd Avenue

MOVED by Councillor Carr
SECONDED by Councillor Kirby-Yung

THAT the form of development for this portion of the site known as 686 East 22nd Avenue, 3811-3833 Fraser Street and 679 East 23rd Avenue be approved generally as illustrated in the Development Application Number DP-2019-00903, prepared by Strand Development and Integra Architecture Inc., and stamped "Received, Community Services Group, Development Services", on March 18, 2020, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY (Vote No. 06256)

3. Regulation Redesign – Amendments to Land Use Documents

On July 24, 2020, the above-noted item was withdrawn by staff.

B. Council Members' Motions

1. Requests for Leaves of Absence

MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT Councillor Carr be granted a Leave of Absence for civic business from the meetings on Friday, July 24, 2020, from 10:30 am to noon, and Friday, July 31, 2020, from 9:30 am to 1 pm.

CARRIED UNANIMOUSLY

2. Retail Revolution: Bringing Digital Main Street to Vancouver to Support Brick and Mortar Neighbourhood Small Business

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

1. The COVID-19 pandemic has inflicted significant negative economic impact with many Vancouver businesses forced to close or severely limit operations due to health and physical distancing restrictions;
2. According to Statistics Canada, retail sales fell 26.4 percent to \$34.7 billion in April from March, leaving them down 33.6 percent since physical distancing measures were implemented in mid-March. StatsCan says about one-third of retailers were closed because of the pandemic. On average, economists had expected a lower drop in April of 15.1 percent according to financial markets data firm Refinitiv;
3. While essential services like grocery stores remained open, most retailers did not offer in-store shopping in April due to public health restrictions. Online sales

- surged to a record high, representing 9.5 percent of the total retail market. Many businesses started or expanded their online presence and curbside pick-up services in response to closures. However, many small businesses have not had the knowledge or resources to effectively expand online;
4. Vancouver has many retail-commercial districts across the city, with 22 Business Improvement Areas (BIAs) and roughly 15,000 small and medium-sized enterprises (SMEs) within them;
 5. 98 percent of Vancouver businesses are SMEs with fewer than 50 employees. These businesses have a significant impact on Vancouver's local economy generating significant jobs and tax revenue. 34 percent of Provincial Gross Domestic Product is attributable to the small business sector;
 6. BIAs across Vancouver cited that up to 90% of businesses in their districts closed – either voluntarily or due to mandatory orders – since the implementation of restrictions to support physical distancing. Many businesses are now reopening and struggling to adapt to the 'new normal';
 7. Despite the easing of restrictions, small business and retail survival post-COVID-19 is uncertain due to continued health restrictions, increased safety and sanitation costs, economic recession, diminished consumer confidence, and increased preference and adaptation to the convenience and safety of shopping online;
 8. A recent survey conducted by the BC Chamber of Commerce of 8,000 businesses in BC, showed 73 percent of businesses expect their revenues will drop by 50 percent or more, with nearly a quarter saying revenues will drop by 100 percent, as a result of current restrictions;
 9. Permanent closure of storefronts in Vancouver would have significant negative impact on local employment and the vibrancy of neighbourhoods diminishing complete communities, local feel, and social connection;
 10. Digital Main Street (DMS) was developed to support small 'bricks and mortar' businesses to be more competitive in online retail through digital transformation. DMS assists small businesses with building online presence and sales capacity through online resources and training and one-on-one coaching;
 11. Digital Main Street was created by the City of Toronto and the Toronto Association of Business Improvement Areas (TABIA) in 2016. Funding from the Province of Ontario followed shortly after;
 12. Small business retailers and operators still face high rents while struggling with lower customer counts. Online commerce and initiatives like DMS to augment physical location sales will be key to small business survival;

13. The idea of bringing DMS to Vancouver and to BC led by Small Business BC is supported by the Vancouver BIA Partnership, BIA BC as well as the Vancouver Economic Commission and City staff;
14. Vancouver City Council and the City have a key role to play in championing and supporting economic recovery;
15. Initiatives like room to queue and room to load that have been implemented as a pandemic response, should be examined as a means to support a new type of retail anticipating increased pickup activity for orders placed online;
16. If Vancouver loses our small business, we lose the strength of our local economy. A LOCO BC survey found that spending at a local business equals 4.6X more impact with \$63 of every \$100 recirculating back into the local economy vs \$14 from spending at multinationals; and
17. With many small businesses on the verge of collapse, online commerce will help the sector survive, recover and create economic resilience for future crises. DMS is one great initiative that will need to be rolled into a larger recalibration that recognizes the wholesale shift in retail. Supports needed for our main streets span from taxation changes to placemaking and adjacent housing.

THEREFORE BE IT RESOLVED THAT the Mayor on behalf of Council write to the Minister of Economic Development and Official Languages and the Minister of Small Business, Export Promotion for the Government of Canada and the Minister of Jobs, Economic Development and Competitiveness for the Province of BC stating Council's support for bringing the Digital Main Street Program to Vancouver and to BC, and for Small Business BC to lead this initiative working in collaboration with Business Improvement Associations;

FURTHER THAT the above-mentioned letter be shared with Small Business BC, the Vancouver BIA Partnership, BIA BC and the Vancouver Economic Commission.

referred

REFERRAL MOVED by Councillor Kirby-Yung
SECONDED by Councillor Hardwick

THAT the motion entitled "Retail Revolution: Bringing Digital Main Street to Vancouver to Support Brick and Mortar Neighbourhood Small Business" be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, July 22, 2020, in order to hear from speakers.

CARRIED UNANIMOUSLY

3. Decriminalizing Poverty and Supporting Community-led Safety Initiatives

MOVED by Councillor Swanson
SECONDED by Councillor Boyle

WHEREAS

1. Officers in the Vancouver Police Department routinely respond to calls that are related to social issues, including addiction, substance use, homelessness, mental health issues, and poverty;
2. Officers in the Vancouver Police Department continue to respond to mental health calls, reporting that they responded to more than 5,000 calls related to mental health in 2019 alone;
3. The police budget for the Vancouver Police Department has grown more than \$100 million over the last 10 years;
4. There is widespread recognition that police officers are routinely attending to calls that would be better dealt with by peer-, health-, social- and community-based programming. Evidence suggests that criminalization and policing are not effective solutions or harm reduction strategies for these concerns. This evidence includes local communities, organizations, and residents who have called and are calling for support for existing and future alternative approaches;
5. A number of reports have made recommendations regarding the criminalization of Indigenous people, people who rely on public space, and people who use illicit substances, including *Red Women Rising* (Martin & Walia, 2019) and *Project Inclusion: Confronting Anti-Homeless and Anti-Substance User Stigma in British Columbia* (Bennett & Larkin, 2018);
6. Recommendations from *Red Women Rising* include:
 - a. Redirect growing municipal, provincial, and federal police and prison budgets towards solutions that increase safety for Indigenous women such as more housing, child care, income, healthcare, mental health and addictions services, and healing supports;
 - b. Repeal laws that criminalize or increase harm for women in the sex trade;
 - c. All levels of government must commit to using non-incarceration measures especially for poverty-related minor offenses. Governments must also provide sufficient and stable funding to Indigenous communities and organizations to provide alternatives to incarceration including community-based rehabilitation, diversion, community courts, and restorative justice methods geared towards Indigenous women; and
 - d. Fund a Bear Clan Patrol in the DTES that is led by Indigenous residents and based on Indigenous reciprocal responsibilities of safety, security, and kinship;

7. Current policing practices disproportionately criminalize Black and Indigenous communities, as reflected in street check data, as well as rates of incarceration in provincial and federal prisons;
8. The Truth & Reconciliation Commission of Canada *Calls to Action* (2015) calls upon federal, provincial, and territorial governments to commit to the recognition and implementation of Aboriginal justice systems in a manner consistent with the Treaty and Aboriginal rights of Aboriginal peoples, the *Constitution Act, 1982*, and the *United Nations Declaration on the Rights of Indigenous Peoples*, endorsed by Canada (November 2012); and *Calls for Justice* (2019) resulting from the final report of the National Inquiry into Missing and Murdered Indigenous Women and Girls call for decolonizing approach to justice, including 11 recommendations specific to policing services; and
9. The City of Vancouver is committed to using an equity lens on social issues which include issues relating to police services.

THEREFORE BE IT RESOLVED

- A. THAT Council ask the police board to itemize the work they do that is related to mental health, homelessness, drug use, sex work, and the amount of money spent on it, including the number of tickets issued from enforcing related bylaws as well as the cost of this enforcement
- B. THAT Council ask staff to seek input from BLM, WISH, CCAP, BCCLA, Hogan's Alley Society, Vancouver Aboriginal Transformative Justice Services Society, VANDU, PACE, DTES Women's Centre, Western Aboriginal Harm Reduction Society, Battered Women's Support Services, PIVOT and the John Howard Society, and other community groups about how the city could support existing and future community-based harm reduction and safety services.
- C. THAT Council ask staff to report back as soon as possible with a plan, timeline and budget to de-prioritize policing as a response to mental health, sex work, homelessness, and substance use and to prioritize funding community-led harm reduction and safety initiatives in these areas.
- D. THAT Council directs the Mayor to inform the Vancouver Police Board that it is this Council's priority to respond to mental health, sex work, homelessness, and substance use with community-led initiatives rather than policing.

referred

REFERRAL MOVED by Councillor Swanson
SECONDED by Councillor Wiebe

THAT the motion entitled "Decriminalizing Poverty and Supporting Community-led Safety Initiatives" be referred to the Standing Committee on Policy and Strategic

Priorities meeting on Wednesday, July 22, 2020, in order to hear from speakers.

CARRIED UNANIMOUSLY

4. Enhanced Mobility Options to Support Post Pandemic Recovery Through a Shared e-Scooter and an e-Bike Pilot Program

On July 21, 2020, Councillor Kirby-Yung withdrew the above-noted motion.

5. Enabling Creative and Easily Replicated “Missing Middle” Housing Pilots

MOVED by Councillor Dominato

SECONDED by Councillor De Genova

WHEREAS

1. It is the Mission of the City of Vancouver to create a great city of communities that cares about its people, the environment, and opportunities to live, work, and prosper;
2. Among the six core values that guide the City’s Mission are the values of “Responsiveness,” whereby the City is responsive to the needs of citizens and our City colleagues, and “Excellence,” whereby we strive for the best results;
3. There is a significant equity problem and mismatch between our land use regulations and our local incomes: roughly 60% of the City of Vancouver’s land base is currently zoned RS-1 for single detached housing, a form of development that is affordable to only roughly 5% of households based on Greater Vancouver incomes;
4. The City of Vancouver uses community plans to provide clear but flexible frameworks to guide positive change and development in neighbourhoods over a period of approximately 20 – 30 years. Community plans are policy documents that provide guidance and direction on a variety of topics, from land use and urban design, to housing, transportation, and community facilities. A community plan also recognizes aspects of the community valued by its citizens and addresses the specific issues and initiatives of each community area. Each community plan considers long-range and shorter-term goals, and works within broader objectives established for the entire city and at regional and provincial levels;
5. The 2012 Mayor’s Task Force on Housing Affordability co-chaired by Olga Ilich, along with the Report from the Round table on Building Form and Design (the Geller Report), pointed to the need to increase the supply of different types of housing, particularly for families with children. The 2012 report recommended identifying opportunities to add ground-oriented medium density housing forms

- such as townhouses, row houses or stacked townhouses in low-density residential areas;
6. The Mayor's Task Force on Housing Affordability report also encouraged the creative use of underutilized city land, such as streets, to enable affordable, ground-oriented medium density housing forms;
 7. At the November 29, 2017, meeting of the Standing Committee of Council on Policy and Strategic Priorities, the previous Council approved the Housing Vancouver Strategy (2018 – 2027), including Appendices A and B of the Administrative Report dated November 15, 2017, entitled "*Housing Vancouver Strategy (2018 - 2027) and 3-Year Action Plan (2018 - 2020)*", as the basis for addressing Vancouver's housing affordability crisis, with direction to staff to proceed with next steps towards implementation;
 8. A key objective of the Housing Vancouver Strategy is a shift toward the right supply of housing to meet the needs of people who live and work in Vancouver. To meet the right supply targets, the City is continually looking at new opportunities to add housing choice across the city in low-density neighbourhoods as a key building block of a future city-wide plan. The aim is to deliver housing that falls into the "missing middle" between single-family homes and higher density apartments;
 9. The intent of the Housing Vancouver Strategy is to provide a strong foundation for the future in Vancouver and for Vancouver to be a place where:
 - Neighbourhoods are full of families;
 - Young people can afford to buy a home; and
 - People of all incomes and backgrounds can participate in their communities;
 10. In May 2018, City Staff embarked on a Regulation Redesign project to simplify the City's land use regulatory framework in order to improve permit processing – consistent with a corporate priority in the City's 2019 Corporate Plan (Goal 1C – Excellent Service) and consistent with a key regulatory framework action item in the Housing Vancouver strategy;
 11. The key objectives of Regulation Redesign is to:
 - simplify regulations;
 - reconcile competing objectives;
 - improve consistency between by-laws and policies;
 - ensure land use policies and regulations advance City priorities; and
 - improve external and internal communication;
 12. At the June 20, 2018, meeting of the Standing Committee of Council on Policy on Strategic Priorities, the previous Council endorsed a proposed program outlined in the Making Room Housing Program presentation dated June 19, 2018 (*Making*

Room Housing Program: Overview and Quick Start Actions, June 5, 2018). The Making Room Housing Program was created to address a key objective of the Housing Vancouver Strategy, namely, to add housing choice to neighbourhoods across Vancouver;

13. Following the October 20, 2018, municipal election, the newly-elected Council requested that staff focus planning efforts on initiating a City-wide Plan. As a result, the Making Room Housing Program was transitioned from being an independent planning program focused on adding housing choice to low density neighbourhoods into a broader integrated planning effort to create complete communities as part of the work of the City-wide Plan;
14. While the City of Vancouver has many plans and policies for communities, housing, transportation, and infrastructure, the City currently does not have a master plan that sets the direction for the entire city. The Vancouver Plan (i.e., City-wide Plan) is intended to help unify all of the City's existing plans, and prioritize future directions for the city we want to become, with an acknowledgement that the choices we make today will have a large impact on future generations and that without a clear vision, our daily decisions and policies may not lead us in a direction that we, as a city, desire;
15. At the May 15, 2019, meeting of the Standing Committee on Policy and Strategic Priorities, Council received a policy report from the General Manager of Planning, Urban Design and Sustainability (stemming from the Regulation Redesign project). The policy report recommended various regulatory amendments and the repeal of outdated or superseded policy and guideline documents. The regulatory changes were sought to help to update regulations, to make the Zoning and Development By-law more user-friendly, and to improve clarity for staff and applicants;
16. On November 14, 2019, City Staff embarked on the Vancouver Plan planning and engagement process and began asking the public questions to better understand the challenges and priorities of residents. To date, the listening process has heard the hopes, concerns, and aspirations of over 10,000 residents, employees, business owners, and visitors as part of the initial phase. The thoughts that have been gathered are considered to be valuable and will guide the next phase of the Vancouver Plan process and conversations on "The Future We Want.";
17. At the March 11, 2020, meeting of the Standing Committee on Policy and Strategic Priorities, Council received a update on Phase 1 of the Vancouver Plan process. Background and context information was included in the Staff presentation and the following points were noted as to why there is a need for a plan and why now:
 - It's a moment in time for Vancouver;
 - High level of public anxiety about present and future;
 - The power of a unifying vision and action strategy;
 - Leveraging regional alignment and partnerships;

- Framework for better decision-making; and
 - Reforming ongoing civic engagement and building trust;
18. The Vancouver Plan will ultimately set directions to guide the city's future priorities into 2050 and beyond, and the timeline to move from a plan to the action phase is slated to take place between November 2021 and July 2022;
 19. Due to the transitioning and subsuming of previous City planning processes into the new Vancouver Plan process, the City's existing Affordable Housing Choices Interim Rezoning Policy (AHC IRP), which was established to encourage innovation and enable real examples of ground-oriented and mid-rise affordable housing types to be tested for potential wider application and provide ongoing housing opportunities, has expired. New proposals for innovative housing are not being accepted under the program at this time and opportunities are potentially being missed as a result;
 20. The ongoing need for innovation in the Vancouver housing market has never been greater and has been a hallmark of Vancouver planning efforts going back many decades. It has long been recognized that, if population growth and demographic changes in the city are to be accommodated successfully, developing various medium density forms that are economically viable and at the same time can be successfully accommodated within, or adjacent to, single-family neighbourhoods, is vitally important. Recognition of this fact is as evident today as it was in decades past as can be seen in such City policies and plans as CityPlan and the Neighbourhood Housing Demonstration Program from the 1990s; ¹https://council.vancouver.ca/previous_years/970225/a5.htm
 21. The COVID-19 pandemic has revealed gaps in our housing framework and presented opportunities to be bold in tackling much needed housing forms. The Vancouver Plan has been refocused on recovery and short term recovery actions are being pursued for 2020. These include a focus on complete neighbourhoods, intergenerational living and affordable housing; and
 22. Given the urgent need to shift toward the right supply of housing in the City that can meet the needs of the people who live and work in Vancouver, and meeting the right supply targets for that housing, it is imperative that the City continue to identify opportunities to add innovative new housing choice across the City in our lower-density neighbourhoods as a key building block of a future citywide plan. Council's ongoing aim should be to address the housing shortage identified as the "missing middle", as it relates to a middle income rental housing and affordable home ownership, as an ongoing priority as we work toward a comprehensive City-wide Vancouver Plan.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back in Q4 2020 with short term recovery actions to enable creative and experimental ground-oriented housing types in RS and RT zones that:

- are suitable and affordable for a wider spectrum of Vancouver families;
- that can be easily replicated on a wider scale throughout the city, and

- which would inherently complement and/or dovetail with the core objectives of a new City-wide Vancouver Plan;

so as not to lose out on innovative housing opportunities that could be lost due to the lack of a working policy, while the City and staff work toward the realization of a comprehensive Vancouver Plan;

FURTHER THAT any recommended short term recovery actions consider pilots on city owned and private land, consider rental and freehold tenure, incentives, and relaxations in height, density and parking for creative infill and ground oriented proposals that significantly widen the spectrum of housing affordability in these areas by increasing the intensity of land use whilst preserving good design and livability characteristic of Vancouver neighbourhoods;

AND FURTHER THAT Council direct staff to report back Q2 2021 on options for a revised policy framework that would enable additional density for housing options along arterials and transit hubs and would serve the needs of moderate income households, delivering more units than the current Moderate Income Rental Housing Pilot Program (MIRHPP).

referred

REFERRAL MOVED by Councillor Swanson
SECONDED by Councillor Wiebe

THAT the motion entitled “Enabling Creative and Easily Replicated “Missing Middle” Housing Pilots” be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, July 22, 2020, in order to hear from speakers.

CARRIED UNANIMOUSLY

NOTICE OF COUNCIL MEMBER’S MOTIONS

1. Open Option Parking Policy - Removing On-Site Parking Minimum Requirements

Councillor Kirby-Yung submitted a notice of Council Member’s motion on the above-noted matter. The motion may be placed on the Council meeting agenda of September 15, 2020, as a Council Member’s Motion.

2. Making Pop-Up Seasonal Patios a Part of Every Summer in Vancouver

Councillor Kirby-Yung submitted a notice of Council Member’s motion on the above-noted matter. The motion may be placed on the Council meeting agenda of September 15, 2020, as a Council Member’s Motion.

3. Short Term Actions to Preserve and Expand Mental Health Access, Resources, and Housing in Grandview Woodlands

Councillor De Genova submitted a notice of Council Member's motion on the above-noted matter. The motion may be placed on the Council meeting agenda of September 15, 2020, as a Council Member's Motion.

4. Turning the Key: Moving Forward Affordable Home Ownership Opportunities in the City of Vancouver

Councillor De Genova submitted a notice of Council Member's motion on the above-noted matter. The motion may be placed on the Council meeting agenda of September 15, 2020, as a Council Member's Motion.

5. Mental Health and Addiction Reform

Councillor Dominato submitted a notice of Council Member's motion on the above-noted matter. The motion may be placed on the Council meeting agenda of September 15, 2020, as a Council Member's Motion.

6. Circular City Strategy

Councillor Wiebe submitted a notice of Council Member's motion on the above-noted matter. The motion may be placed on the Council meeting agenda of September 15, 2020, as a Council Member's Motion.

7. Social Impact Funding: A New Option for Supporting Local Services

Councillor Bligh submitted a notice of Council Member's motion on the above-noted matter. The motion may be placed on the Council meeting agenda of September 15, 2020, as a Council Member's Motion.

8. Making Turnkey Housing Units From Community Amenity Contributions More Affordable

Councillor Swanson submitted a notice of Council Member's motion on the above-noted matter. The motion may be placed on the Council meeting agenda of September 15, 2020, as a Council Member's Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT Mayor Stewart be granted a Leave of Absence for civic business from the meeting on Wednesday, July 22, 2020, from 9:30 am to noon.

CARRIED UNANIMOUSLY

MOVED by Councillor Carr
SECONDED by Councillor Boyle

THAT Councillor De Genova be granted a Leave of Absence for personal reasons from the meeting on Tuesday, July 21, 2020, from 6 pm onwards.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Secured Rental Policy Consultation Deadline

Councillor Carr enquired about the secured rental policy that is currently under consultation by the City with an end date of August 9 and with the unique circumstances of this summer, wondered if the end date could get pushed back into the fall. The City Manager advised to follow up with an answer via email to all of Council, after consulting with staff.

2. Update on Member Motion entitled “Discriminatory Covenants, Language and Encumbrances on Vancouver Land Titles”

Councillor Kirby-Yung requested an update on the Member Motion entitled “Discriminatory Covenants, Language and Encumbrances on Vancouver Land Titles”, approved at the Council meeting on February 25, 2020. The City Manager advised to provide Council with an update on this Member Motion, after consulting with staff.

3. Update on the Current Encampment Situation in Strathcona

Councillor Kirby-Yung requested an update on the efforts being made by the City and the Province in order to address the recent emails received from residents and business owners in Strathcona around safety concerns due to the current encampment in the area and the challenges faced by the homeless residents. The Mayor advised that conversations have been ongoing with the Province on this topic, particularly with Minister Shane Simpson, Minister of Social Development and Poverty Reduction, and with Minister Selina Robinson, Minister of Municipal Affairs and Housing, and the solution would be to have more housing on an immediate basis. The Mayor noted that the Province just announced the purchase of three hotels in the Strathcona area, and more announcements will be coming in the future. Also, the Mayor advised that this conversation will be moving forward to the Prime Minister’s Office in order to request the fulfilment of the initial commitment to bring temporary modular housing to the city. The Mayor noted his goal would be to have safe housing for all the people currently encamped in Strathcona Park and to work together with the Vancouver Police Department and the service agencies to ensure the safety of people living in the neighbourhood and in the park. The City Manager advised that City staff is engaging with BC Housing in providing support to the members of the public having to camp in this area and will continue to coordinate through

the Mayor's Office.

4. Update on Housing Support for Residents of Downtown-South

Councillor Kirby-Yung enquired about the status of the two hotels recently purchased by the City in the Downtown-South area, and if there are any updates on community discussions of housing agreements to support the residents in this area. The Mayor noted he is having ongoing conversations with Minister Shane Simpson, Minister of Social Development and Poverty Reduction, and also advised that he recently attended a meeting called by two local BIAs, attended by Adam Palmer, Chief Constable, Vancouver Police Department, and the City Manager, further discussing this topic. The Mayor is seeking the Province's support and resources to help in the transition of the two hotels and is hopeful it can be managed in a way that will lessen the impact on the community. The City Manager also advised about the communication between the City, the Province and BC Housing. The City Manager also noted that the City has drastically increased the cleaning protocols in that area and continue to work closely with BC Housing and Vancouver Coastal Health to support the new residents of those buildings and to make sure support is easily available.

5. Safety Concerns in Strathcona Park

Councillor Fry furthered enquired on the Strathcona Park encampment, and noted his concern on possible future altercations as a result of illicit activities taking place in the park and would want an update on any actions being taken by the City to prevent these "chop shops" and to keep the public safe. Also, Councillor Fry requested an update on the Park Board's By-laws for overnight camping and permanent structures in parks. The City Manager noted that this is in the Park Board's jurisdiction and that City staff are working closely in supporting Park Board staff in delivering the intentions of the Park Board Commissioners. The City Manager noted that staff share similar concerns and the City has issued a Fire Chief's Order and will continue to work closely with the Park Board on how to best take care of this situation. The City Manager also confirmed that the City's Housing Outreach staff are not welcome in the park and are unable to offer support to the people residing in the park. The City Manager will liaise with the Vancouver Police Department in providing Council with an update on the measures taking place to mitigate the crime arising due to the chop shops in the park.

6. Update on Navigation Centres

Councillor Dominato enquired if there have been any updates from the Province with respect to the two Navigation Centres announced in February and their future locations. The Mayor noted that he will have the Mayor's Office staff check in on this enquiry. The City Manager noted that there is an opportunity to have one Navigation Centre in Vancouver and one somewhere else in the province, and that the City has been working closely on a proposal together with BC Housing on the potential Navigation Centre in Vancouver. The City Manager also noted that the City has been in contact with Street-to-Home Foundation to see if they will join in on the partnership.

7. Letter from the Kettle Society

Councillor Dominato noted that Council has received a letter from the Kettle Society noting the readiness of 50 shelter units of housing for people with a mental illness at Venables Street and Commercial Drive, in partnership with BC Housing.

8. Liquid Waste Committee at Metro Vancouver

Councillor Dominato noted that the Liquid Waste Committee at Metro Vancouver has recently endorsed design concepts for Iona Waste Treatment Facility and it will be going to the Metro Board at the end of July. Councillor Dominato highlighted that the Committee endorsed a model that involves tertiary treatment as well as recovery for heat and energy and major enhancements and protection of habitat, and she will circulate the report to all of Council for their information.

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On July 21, 2020, Council recessed at 4:55 pm and reconvened on July 23, 2020, at 9:30 am, and continued with discussion on Report 5 - Regulating Exploding Animal Deterrent Devices (Bear Bangers).

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ADJOURNMENT

On July 24, 2020, at 10:45 am, it was

MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

On July 24, 2020, Council adjourned at 10:45 am.

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