



## COUNCIL MEETING MINUTES

NOVEMBER 24, 2020

A Meeting of the Council of the City of Vancouver was held on Tuesday, November 24, 2020, at 9:31 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened by electronic means as authorized under Part 14 of the *Procedure By-law and Vancouver Charter* and the Minister of Public Safety and Solicitor General of the Province of British Columbia – *Emergency Program Act*, updated 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  
Councillor Colleen Hardwick  
Councillor Sarah Kirby-Yung  
Councillor Jean Swanson  
Councillor Michael Wiebe

**CITY MANAGER'S OFFICE:**

Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager

**CITY CLERK'S OFFICE:**

Rosemary Hagiwara, Acting City Clerk  
Bonnie Kennett, Meeting Coordinator

### 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 Kirby-Yung  
SECONDED by Councillor De Genova

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

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

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

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

CARRIED UNANIMOUSLY

## **ADOPTION OF MINUTES**

1. Council (City Finance and Services) – October 22, 2020

MOVED by Councillor De Genova  
SECONDED by Councillor Dominato

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of October 22, 2020, be approved.

CARRIED UNANIMOUSLY

2. Public Hearing – October 27, 28 and 29, 2020

MOVED by Councillor Hardwick  
SECONDED by Councillor Dominato

THAT the Minutes of the Public Hearing of October 27, 28 and 29, 2020, be approved.

CARRIED UNANIMOUSLY

3. Court of Revision – Local Improvements – November 3, 2020

MOVED by Councillor De Genova  
SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Court of Revision – Local Improvements meeting of November 3, 2020, be approved.

CARRIED UNANIMOUSLY

4. Council (Policy and Strategic Priorities) – November 4, 2020

MOVED by Councillor Carr  
SECONDED by Councillor Fry

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of November 4, 2020, be approved.

CARRIED UNANIMOUSLY

5. Council – November 3, 5 and 17, 2020

MOVED by Councillor Hardwick  
SECONDED by Councillor Fry

THAT the Minutes of the Council meeting of November 3, 5 and 17, 2020, be approved.

CARRIED UNANIMOUSLY

6. Special Council (Motion to go In Camera) – November 17, 2020

MOVED by Councillor De Genova  
SECONDED by Councillor Fry

THAT the Minutes of the Special Council (Motion to go In Camera) meeting of November 17, 2020, be approved.

CARRIED UNANIMOUSLY

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Councillor Swanson noted she would be withdrawing Council Members' Motion B1 entitled "Protecting Tenants from Real Estate Investment Trusts"

Councillor Wiebe declared a conflict of interest on Report 6 entitled "Enhanced Enforcement of Street Vending By-law No. 10868 – Amending the Tick Offences By-law No. 9630" as he has interest in multiple businesses that are affected by the report that relates to patios.

\* \* \* \* \*

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Carr  
SECONDED by Councillor De Genova

THAT Council adopt Reports 1, 2, 4, 7 and 8, and Referral Reports 1a to 1c and 2, on consent.

CARRIED UNANIMOUSLY

## REPORTS

1. **2020 Cultural Grants - Cultural Impact Critical Assistance (CICA) COVID-19 Recovery Investment Grants  
October 27, 2020**
  - A. THAT Council approve 84 one-time Cultural Impact Critical Assistance (CICA) grants, totaling \$1,459,078, to 84 organizations in support of COVID-19 recovery, in the amounts recommended for each organization in the “Grant Recomm.” column in Appendix A of the Report dated October 27, 2020, entitled “2020 Cultural Grants – Cultural Impact Critical Assistance (CICA) COVID-19 Recovery Investment Grants”. Source of funding is the 2020 Cultural Grants Operating Budget.
  - B. THAT Council approve 17 grants totaling \$250,000 to organizations in the amounts recommended for each organization in the “Grant Recomm.” column in Appendix A of the Report dated October 27, 2020, entitled “2020 Cultural Grants – Cultural Impact Critical Assistance (CICA) COVID-19 Recovery Investment Grants”, to support equity-seeking organizations disproportionately impacted by COVID-19 in support of recovery, and as part of an Equity Grants pilot program. Source of funding is the 2020 Cultural Grants Operating Budget.
  - C. THAT Council approve a one-time grant of \$300,000, to Creative BC for renewal of the Vancouver Music Fund to support diverse individual artists in their COVID-19 recovery, working in the music sector as listed in Appendix A of the Report dated October 27, 2020, entitled “2020 Cultural Grants – Cultural Impact Critical Assistance (CICA) COVID-19 Recovery Investment Grants”. Source of funding is the 2020 Cultural Grants Operating budget.
  - D. THAT Council approve a one-time grant to the Vancity Community Foundation in the amount of \$50,000, to support BIPOC artists as part of a community-led initiative: Sector Equity for Anti-racism in the Arts (SEARA) in their COVID-19 recovery, as listed in Appendix A of the Report dated October 27, 2020, entitled “2020 Cultural Grants – Cultural Impact Critical Assistance (CICA) COVID-19 Recovery Investment Grants”. Source of funding is the 2020 Cultural Grants Operating Budget.
  - E. THAT, pursuant to Section 206 (1) (j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A of the Report dated October 27, 2020, entitled “2020 Cultural Grants – Cultural Impact Critical Assistance (CICA) COVID-19 Recovery Investment Grants”, that is not otherwise a charity registered with the Canada Revenue Agency to be contributing to the culture of Vancouver.
  - F. 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.

- G. THAT no legal rights or obligations are created by the approval of A to F above unless and until the applicable grant agreement or letter of agreement is approved by the City in accordance with G and executed and delivered by both the grant recipient and General Manager of Arts, Culture, and Community Services (or their designate).

ADOPTED ON CONSENT AND A TO D  
BY THE REQUIRED MAJORITY (Vote No. 06678)

**2. Theatre Rental Grant Allocations – Spring 2021  
October 27, 2020**

- A. THAT Council approve Theatre Rental Grants to 40 organizations totalling \$1,463,870 for use of the Civic Theatres from January 1 - August 31, 2021 in the amounts recommended for each organization in the “2021 Recomm.” column in Appendix A of the Report dated October 27, 2020, entitled “Theatre Rental Grant Allocations – Spring 2021”. Source of funding is the 2021 Cultural Grants Operating budget (Theatre Rental Grants).
- B. THAT, pursuant to Section 206 (1) (j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A of the Report dated October 27, 2020, entitled “Theatre Rental Grant Allocations – Spring 2021”, that is not otherwise a charity registered with the Canada Revenue Agency to be contributing to the culture of Vancouver.
- C. 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.
- D. THAT no legal rights or obligations are created by the approval of A above unless and until the applicable theatre license agreement is complete and approved by the City in accordance with C above and executed and delivered by both the grant recipient and General Manager of Arts, Culture, and Community Services (or their designate).

ADOPTED ON CONSENT AND A  
BY THE REQUIRED MAJORITY (Vote No. 06680)

**3. New Licence Agreement for Saa-ust (“Lift Up”) Centre, 44 East Cordova Street  
October 15, 2020**

Sandra Singh, General Manager, Arts, Culture and Community Services and Mary Clare Zak, Managing Director, Social Policy and Projects Division, Arts, Culture and Community Services, responded to questions.

MOVED by Councillor Carr  
SECONDED by Councillor Swanson

- A. THAT Council authorize the Director of Real Estate Services to negotiate and execute a licence agreement (the "Licence") with The Indian Residential School Survivors Society (the "Society"), which is a charitable organization registered with the Canada Revenue Agency, as the non-profit operator for a portion of the City-owned property with a civic address of 44 East Cordova Street, and legally described as: *PID's 015-691-144 and 015-691-187; Lots 9 & 10, Block 8, District Lot 196, Plan 184, New Westminster Land District* (the "Premises"), a site plan and floor plan of which is included in Appendix A of the Report dated October 15, 2020, entitled "New Licence Agreement for Saa-ust ("Lift Up") Centre, 44 East Cordova Street". The Licence shall be on the following basic terms, and otherwise on terms satisfactory to the General Manager of Real Estate and Facilities Management, the General Manager of Arts, Culture and Community Services and the Director of Legal Services:

Term: Six (6) months, commencing January 1, 2021

Rent (Licence Fee): \$10.00 for the Term

Early Termination: in favour of the City upon 60 days' written notice

Overholding: upon expiry of the Term on a month-to-month basis

Maintenance: City will only be responsible for repairs and maintenance that would have been necessary if the Society did not hold a licence for the Premises, and all other repair, maintenance and operating costs to be the responsibility of the Society.

- B. THAT no legal rights or obligations will arise or be created by Council's adoption of A above unless and until all legal documentation has been executed and delivered by the respective parties.
- C. THAT the City commit to the uninterrupted continuation of services provided by the Saa-ust Centre.

amended

AMENDMENT MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Hardwick

THAT in C, the phrase "making best efforts to ensuring" be inserted after the words "commit to"

CARRIED (Vote No. 06673)  
(Councillors Boyle, Carr, Fry, Wiebe and Mayor Stewart opposed)

The amendment having carried, the amended motion was put and CARRIED UNANIMOUSLY AND A BY THE REQUIRED MAJORITY (Vote No. 06674)

**4. 2021 Land Assessment Averaging: Notice to BC Assessment Authority  
November 10, 2020**

- A. THAT, pursuant to Section 374.4 (4b) of the *Vancouver Charter*, the City Clerk be instructed to notify the BC Assessment Authority (“BC Assessment”), before January 1, 2021, of Council’s intent to consider the adoption of targeted land assessment averaging for the purpose of property tax calculations for 2021. It should be noted that this notice of intent is revocable should Council, at a later date, decide not to proceed with this mechanism.
- B. THAT the Director of Finance be instructed to provide the required two weeks’ notice to the public in advance of Council’s consideration of the use of targeted land assessment averaging and, before March 31, 2021, report on the projected taxation impacts of the program based on the assessed values provided by BC Assessment in the 2021 Completed Roll.
- C. THAT the Area Assessor for Vancouver be invited to address Council on the 2021 assessment trends.

ADOPTED ON CONSENT (Vote No. 06683)

**5. Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to  
Inclusionary Social Housing in the Burrard Corridor of the West End Community  
Plan  
November 5, 2020**

Gil Kelley, General Manager, Planning, Urban Design and Sustainability, introduced the above-noted report, and along with Neil Hrushowy, Assistant Director, Community planning, Planning, Urban Design and Sustainability, and Dan Garrison Assistant Director, Policy and Regulation, Planning, Urban Design and Sustainability, provided a presentation outlining short term guiding criteria for rezoning applications that comprise 100% secured rental housing with a minimum of 20% of the residential floor area is secured as below-market rental, only in the Burrard Corridor (Areas D and E) of the West End Community Plan.

Council heard from one speaker in support of the recommendation.

Neil Hrushowy, Dan Garrison, Gil Kelley, and Thien Phan, Planner II, Rezoning Centre, Planning, Urban Design and Sustainability, responded to questions.

\* \* \* \* \*

At 11:06 am, it was

MOVED by Councillor Hardwick  
SECONDED by Councillor De Genova

THAT Council have a second round of questions to staff.

CARRIED UNANIMOUSLY

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MOVED by Councillor De Genova  
SECONDED by Councillor Kirby-Yung

- A. THAT, to advance the delivery of affordable housing and accelerate community and economic recovery objectives, Council endorse the criteria in Appendix A of the Report dated November 5, 2020, entitled "Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan", to establish conditions under which rezoning applications can be considered for 100% secured rental with below-market housing within rezoning areas D and E of the Burrard Corridor in the West End Community Plan, as an alternative option to providing inclusionary social housing.
- B. THAT passage of the above resolution will in no way fetter Council's discretion in considering any rezoning application and does not create any legal rights for the applicant, any person, or obligation on the part of the City; and expenditure of funds or incurred costs are at the risk of the person making the expenditure or incurring the cost.

amended

AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Kirby-Yung

THAT the following be added as C:

- C. THAT staff publicly report back to Council on progress to date in implementing the West End Community Plan Public Benefit Strategy and any measures needed to achieve the community benefits detailed as plan objectives.

CARRIED UNANIMOUSLY (Vote No. 06676)

The amendment having carried unanimously, the amended motion was put and CARRIED (Vote No. 06677) with Councillor Hardwick opposed.

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Council recessed at 11:54 am, and reconvened at 4:01 pm.

\* \* \* \* \*

**6. Enforcement of Street Vending By-law No. 10868 – Amending the Ticket Offences By-law No. 9360  
November 10, 2020**

\* \* \* \* \*

Councillor Wiebe had declared a conflict of interest on this report earlier in the meeting and left the meeting at 4:01 pm and returned at 4:23 pm at the conclusion of this item.

\* \* \* \* \*



Margaret Wittgens, Deputy General Manager, Street Use Management, Engineering Services, and Paul Mochrie, Deputy City Manager, responded to questions.

MOVED by Councillor De Genova

SECONDED by Councillor Carr

THAT Council approve, in principle, proposed amendments to the Ticket Offences By-law to add certain provisions of the Street Vending By-law, as set out in of the Report dated November 10, 2020, entitled "Enforcement of Street Vending By-law No. 10868 – Amending the Ticket Offences By-law No. 9360";

FURTHER THAT Council instruct the Director of Legal Services to bring forward for enactment amendments to the Ticket Offences By-law, generally in accordance with Appendix A the above-noted report.

CARRIED UNANIMOUSLY (Vote No. 06697)

(Councillor Wiebe absent for the vote due to conflict of interest)

**7. Contract Award for Consulting Services for Marpole-Oakridge Community Centre November 9, 2020**

- A. THAT Council authorize City staff to negotiate to the satisfaction of the City's General Manager of Real Estate and Facilities Management, City's Director of Legal Services, and the City's Chief Procurement Officer and enter into a contract with Diamond and Schmitt Architects Inc., as the Consultant for the design and development of Marpole-Oakridge community centre, child care and outdoor pool for a term of 6 years or until services are complete, with an estimated contract value of \$4,781,295.00 plus applicable taxes over the term of the project, to be funded through the capital project for the planning and design of Marpole-Oakridge Community Centre, Marpole-Oakridge Childcare and Marpole-Oakridge Outdoor Pool.
- B. THAT the Director of Legal Services, Chief Procurement Officer and General Manager of Real Estate and Facilities Management be authorized to execute on behalf of the City the contract contemplated by A above.
- C. THAT no legal rights or obligations will be created by Council's adoption of A and B above unless and until such contract is executed by the authorized signatories of the City as set out in A to C..

ADOPTED ON CONSENT (Vote No. 06687)

**8. Funding Application to Infrastructure Canada (Clean BC Communities Fund) – Queen Elizabeth Theatre Energy Retrofit November 2, 2020**

- A. THAT Council approve a funding application to the Investing in Canada Infrastructure Program (ICIP) – Green Infrastructure Stream - Clean BC

Communities Fund for \$1.73 million contribution to a proposed \$2.50 million Queen Elizabeth Theatre Energy Retrofit project.

- B. THAT, subject to the successful application for funding, and in accordance with the City's Capital Budget Policy, Council direct staff to bring forward details of the eligible project scope and costs and a request for approval of the Multi-Year Capital Project Budget and related Annual Capital Expenditure Budget to be funded from the Energy Optimization Program funding approved in the 2019-22 Capital Plan.

ADOPTED ON CONSENT (Vote No. 06688)

## REFERRAL REPORTS

### 1. Employment Lands and Economy Review

#### a) **Employment Lands and Economy Review Quick Start Actions: Zoning and Development By-law Amendments to Remove Barriers to New Work-Only Artist Studios in Industrial Areas November 16, 2020**

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend the Zoning and Development By-law to remove barriers to the creation of new work-only artist studios in the industrial district schedules, generally in accordance with Appendix A of the Referral Report dated November 16, 2020, entitled "Employment Lands and Economy Review Quick Start Actions: Zoning and Development By-law Amendments to Remove Barriers to New Work-Only Artist Studios in Industrial Areas"; and that the application be referred to Public Hearing;

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

- B. THAT A above be adopted on the following conditions:
  - (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws;

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

ADOPTED ON CONSENT (Vote No. 06689)

**b) Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule  
October 27, 2020**

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend the Zoning and Development By-law:
  - (i) to amend the I-1 District Schedule to add Health Care Office as a Conditional Approval Use, generally in accordance with Appendix A of the Referral Report dated October 27, 2020, entitled "Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule";
  - (ii) to create the new I-1C District Schedule, generally in accordance with Appendix B of the above-noted report;

FURTHER THAT the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws, generally in accordance with Appendices A and B of the above-noted report, for consideration at Public Hearing;

AND FURTHER THAT C through F above, be referred to Public Hearing for consideration along with A.

- B. THAT A above be adopted on the following conditions:
  - (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when

they are called upon to exercise such authority or discretion.

- C. THAT Council approve the Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C), generally as shown in Appendix C of the Referral Report dated October 27, 2020, entitled “Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule”.
- D. THAT Council amend the Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process, generally as shown in Appendix D of the Referral Report dated October 27, 2020, entitled “Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule”.
- E. THAT, subject to approval of the amendments to the Zoning and Development By-law, the Vancouver Development Cost Levy By-law be amended generally in accordance with Appendix E of the Referral Report dated October 27, 2020, entitled “Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law at the time of enactment of the amendments to the Zoning and Development By-law.

- F. THAT, subject to approval of the amendments to the Zoning and Development By-law, the Vancouver Utilities Development Cost Levy By-law be amended generally in accordance with Appendix F of the Referral Report dated October 27, 2020, entitled “Employment Lands and Economy Review Quick Start Actions: Mount Pleasant I-1 Amendment and New I-1C District Schedule”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the amendments to the Zoning and Development By-law.

ADOPTED ON CONSENT (Vote No. 06691)

**c) Employment Lands and Economy Review Quick Start Actions: Downtown-Eastside/Oppenheimer District Official Development Plan Text Amendment – Retail Continuity Policy Review for Flexibility of Ground Floor Uses November 9, 2020**

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend the

Downtown- Eastside/Oppenheimer District Official Development Plan to expand the exception clause to provide additional flexibility in uses for storefront spaces at grade in the Downtown Eastside, generally in accordance with Appendix A of the Referral Report dated November 9, 2020, entitled “Employment Lands and Economy Review Quick Start Actions: Downtown- Eastside/Oppenheimer District Official Development Plan Text Amendment – Retail Continuity Policy Review for Flexibility of Ground Floor Uses”;

FURTHER THAT the applications be referred to a Public Hearing;

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

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

ADOPTED ON CONSENT (Vote No. 06692)

**d) Employment Lands and Economy Review Quick Start Actions: Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores  
November 10, 2020**

Gil Kelley, General Manager, Planning, Urban Design and Sustainability, Sadhu Johnston, City Manager, and Chris Robertson, Assistant Director, City-Wide and Regional Planning, Planning, Urban Design and Sustainability, responded to questions.

MOVED by Councillor De Genova  
SECONDED by Councillor Kirby-Yung

- A. THAT, the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Zoning and Development By-law, generally as set out in Appendix A of the Referral Report dated November 10, 2020, entitled “Employment Lands and Economy Review Quick Start Actions: Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores”, in order to:
- a. amend the Additional Regulations for Neighbourhood Grocery Store in Section 11.24 to (a) remove the requirement that these stores be “existing as of July 29, 1980”; (b) to clarify that Neighbourhood Grocery Stores are allowable uses in all RS, RT, and RM districts; and (c) to authorize additional review of applications for new neighbourhood grocery stores, generally as set out in Appendix B of the above-noted report;
  - b. amend all residential District Schedules, with the exception of RA-1 and FM-1, to (a) ensure that Neighbourhood Grocery Store is a permitted use in the schedules; and, (b) remove the aforementioned date requirements associated with this use, generally as set out in Appendix B of the above-noted report;
  - c. amend and streamline associated dwelling uses for Neighbourhood Grocery Stores, generally as set out in Appendix B of the above-noted report.

FURTHER THAT the application be referred to a Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws for consideration at the Public Hearing.

- B. THAT A above be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws;
  - (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.

- C. THAT Council receive for information an update on the anticipated next steps associated with advancing neighbourhood grocery stores and small scale neighbourhood commercial as part of the Complete, Connected, and Culturally Vibrant Neighbourhoods program within the Vancouver Plan process.

carried

MOVED by Councillor Hardwick  
SECONDED by Councillor Carr

THAT Council receive the Referral Report dated November 10, 2020, entitled "Employment Lands and Economy Review Quick Start Actions: Initial Zoning and Development By-law Amendments to Support Neighbourhood Grocery Stores", for information, and direct staff to consider the report as part of the public consultation and planning process of the Vancouver Plan, including economic analysis on the impacts on existing C2 neighbourhood shopping areas and the small business recovery from COVID, and to report back by Q3 2021 on publicly supported options for further Council consideration, including for quick starts if appropriate.

LOST (Vote No. 06698)  
(Councillors Boyle, Bligh, De Genova, Dominato, Fry, Kirby-Yung, Wiebe and Mayor Stewart opposed)

The amendment having lost, the motion was put and CARRIED (Vote No. 06700) with Councillors Carr and Hardwick opposed.

## **2. Zoning and Development By-Law Amendments for Mass Timber Construction October 26, 2020**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Zoning and Development By-law to introduce a definition for mass timber building, and variances to regulations for height, yards, setbacks, site coverage, building depth, and external design to provide more flexibility to enable mass timber projects, as generally set out in Appendix A of the Referral Report dated October 26, 2020, entitled "Zoning and Development By-law Amendments for Mass Timber Construction", and that the application be referred to Public Hearing;

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

ADOPTED ON CONSENT (Vote No. 06693)

## BY-LAWS

MOVED by Councillor De Genova  
SECONDED by Councillor Kirby-Yung

THAT Council enact the by-law as listed on the agenda for this meeting as number 6 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

LOST (Vote No. 06701)  
(Councillors Boyle, Bligh, Carr, De Genova, Dominato, Fry, Hardwick, Kirby-Yung, Swanson, Wiebe and Mayor Stewart opposed)

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MOVED by Councillor De Genova  
SECONDED by Councillor Dominato

THAT the meeting be extended past 5 pm in order to complete remainder of the items on the agenda.

CARRIED (Vote No. 06705)  
(Councillor Hardwick and Swanson opposed)

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Councillors Bligh, Boyle, Dominato, Kirby-Yung, Wiebe and Mayor Stewart advised they had reviewed the proceedings related to By-law 18 and would be voting on the enactment.

MOVED by Councillor De Genova  
SECONDED by Councillor Carr

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 5 and 7 to 23 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Parking By-law No. 6059 regarding Change of Use Permits for Small Storefronts (By-law No. 12820)
2. A By-law to amend Regional Context Statement Official Development Plan By-law No. 10789 regarding 1580 Vernon Drive (By-law No. 12821)
3. A By-law to amend Mountain View Cemetery By-law No. 8719 regarding 2021 Mountain View Cemetery fees and charges (By-law No. 12822)
4. A By-law to designate certain real property as protected heritage property regarding 1215 West 16th Avenue (Baldwin Residence) (By-law No. 12823)
5. A By-law to amend Sign By-law regarding 631-635 Commercial Drive (By-law No. 12824)



6. A By-law to further amend the Mayor and Councillor Remuneration By-law regarding 2020 remuneration - LOST
7. A By-law to amend Building By-law No. 12511 to increase fees for 2021 (By-law No. 12825)
8. A By-law to amend Zoning and Development Fee By-law No. 5585 regarding fees for 2021 (By-law No. 12826)
9. A By-law to amend Electrical By-law No. 5563 regarding fees for 2021 (By-law No. 12827)
10. A By-law to amend Subdivision By-law No. 5208 regarding fees for 2021 (By-law No. 12828)
11. A By-law to amend Gas Fitting By-law No. 3507 regarding fees for 2021 (By-law No. 12829)
12. A By-law to amend Noise Control By-law No. 6555 regarding fees for 2021 (By-law No. 12830)
13. A By-law to amend Secondary Suite Inspection Fee By-law No. 6553 regarding fees for 2021 (By-law No. 12831)
14. A By-law to amend Sign Fee By-law No. 11880 regarding fees for 2021 (By-law No. 12832)
15. A By-law to amend Miscellaneous Fees By-law No. 5664 regarding fees for 2021 (By-law No. 12833)
16. A By-law to amend Protection of Trees By-law No. 9958 regarding fees for 2021 (By-law No. 12834)
17. A By-law to amend the Green Demolition By-law No. 11023 regarding fees for 2021 (By-law No. 12835)
18. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 regarding 5190-5226 Cambie Street (By-law No. 12836)  
*(Councillors Fry, Hardwick and Swanson ineligible for the vote)*
19. A By-law to enact a Housing Agreement for 3493 Commercial Street (By-law No. 12837)
20. A By-law to enact a Housing Agreement for 1956-1990 Stainsbury Avenue (By-law No. 12838)
21. A By-law to enact a Housing Agreement for 2538 Birch Street (By-law No. 12839)
22. A By-law to enact a Housing Agreement for 1649 East Broadway (By-law No. 12840)
23. A By-law to enact a Housing Agreement for 2601-2619 East Hastings Street (By-law No. 12841)

## MOTIONS

### A. Administrative Motions

#### 1. Approval of Form of Development - 420 Hawks Avenue

MOVED by Councillor Swanson  
SECONDED by Councillor Boyle

THAT the form of development for this portion of the site known as 420 Hawks Avenue be approved generally as illustrated in the Development Application Number DP-2020-00468, prepared by Boni-Maddison Architects., and stamped "Received, Community Services Group, Development Services", on June 23, 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

#### 2. Approval of Form of Development - 6137 Cambie Street

MOVED by Councillor Boyle  
SECONDED by Councillor Bligh

THAT the form of development for this portion of the site known as 6137 Cambie Street be approved generally as illustrated in the Development Application Number DP-2018-00045, prepared by GBL Architects, and stamped "Received, Community Services Group, Development Services", on June 17, 2019, 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. 06706)  
(Councillor Hardwick opposed)

#### 3. Approval of Form of Development - 8636 – 8656 Oak Street

MOVED by Councillor Boyle  
SECONDED by Councillor Dominato

THAT the form of development for this portion of the site known as 8636 – 8656 Oak Street be approved generally as illustrated in the Development Application Number DP-2019-00997, prepared by W.T. Leung Architects Inc. and stamped "Received, Community Services Group, Development Services", on December 19, 2019, 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. 06707)  
(Councillor Hardwick opposed)

#### **4. Approval of Form of Development - 1805 Larch Street**

Theresa O'Donnell, Deputy Director, Current Planning, Planning, Urban Design and Sustainability, provided an overview of the form of development at 1805 Larch Street, and along with Angele Clarke, Planner II, Housing Policy and Regulation, Planning, Urban Design and Sustainability, responded to questions.

MOVED by Councillor De Genova  
SECONDED by Councillor Boyle

THAT the form of development for this portion of the site known as 1805 Larch Street be approved generally as illustrated in the Development Application Number DP-2020-00385, prepared by Metric Architecture and stamped "Received, Community Services Group, Development Services", on June 16, 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. 6708)  
(Councillor Hardwick opposed)  
(Councillors Bligh and Swanson abstained from the vote)

#### **B. Council Members' Motions**

##### **1. Protecting Tenants from Real Estate Investment Trusts**

This item was withdrawn at the request of Councillor Swanson.

##### **2. Petition for the Removal of the Alma Street Building Line**

MOVED by Councillor Bligh  
SECONDED by Councillor Hardwick

WHEREAS

1. Council has received a petition from 7 owners with properties along the west side of Alma Street between 4th Avenue and Point Grey Road to remove the Alma Street Building Line north of 4th Avenue;
2. Building lines as described in Section 14 of the Zoning and Development By-law. Building lines were typically adopted for transportation and surface utility purposes, such as for:
  - Sidewalk widening,
  - Road widening,
  - Turn bays,
  - Cycling facilities,
  - Transit facilities,
  - Tree planting, or
  - Landscaping and green infrastructure;

3. The west side of Alma Street, north of 4th Avenue has a building line, as defined in the Zoning and Development Bylaw, and as part of the Point Grey Road improvements, has functionally changed from an arterial street to a local street; and
4. Local streets typically have less requirement for road width than arterial streets.

THEREFORE BE IT RESOLVED THAT Council direct staff to review the Alma Street Building line north of 4th Avenue, with a consideration of the important transportation and planning initiatives underway;

AND FURTHER THAT Council direct staff to report back no later than July 31, 2021.

referred

REFERRAL MOVED by Councillor De Genova  
SECONDED by Councillor Carr

THAT the motion entitled "Petition for the Removal of the Alma Street Building Line" be referred to the Standing Committee on City Finance and Services meeting on Wednesday, November 25, 2020, in order to hear from speakers.

CARRIED UNANIMOUSLY

### **3. Sustaining Vancouver's Chinatown**

\* \* \* \* \*

At 5:31 pm, Councillor Wiebe rose to declare a conflict of interest on this item as he is a director with the Easy Park Board.

\* \* \* \* \*

MOVED by Councillor Fry  
SECONDED by Councillor Kirby-Yung

WHEREAS

1. COVID-19 has had significant negative economic impact including on small businesses and neighbourhoods across Vancouver (due to closure periods, physical distancing requirements and costs of additional cleaning and safety protocols). A full economic recovery from COVID-19 is expected to take some time, likely years;
2. Vancouver's Chinatown is a cultural gem. Considered the largest Chinatown in Canada, it has been a designated National Historic Site since June 2010. Chinatown was established even prior to the incorporation of the City of Vancouver. It is a community that has weathered two world wars – with Chinese Canadians fighting for a country in which they could not vote, race riots -- spurred on by anti-Asian sentiment, and discriminatory policies from all three levels of government, including the Chinese head tax, a freeway that would have paved over Chinatown, and even a federal order to ban the sale of delectable Chinese barbecued meats;

In recent years, Chinatown has been facing new challenges from the changing demographics of residents, to developmental pressures, as well as safety concerns related to its adjacency to the DTES, the epicenter of Vancouver's mental health and addictions crisis and housing crisis;

3. Despite these adversities, Chinatown has persevered. There has been resurgence in interest in Chinatown with new shops and restaurants opening and inducing new and returning visitors, and a Cantonese language school organized by Youth Collaborative for Chinatown in partnership with the Wong's Benevolent Association, aimed reaching youth and adults eager to reconnect with their heritage. The community old and young are impassioned about protecting and preserving the rich, cultural legacy of Chinatown and its unique characteristics, whether it is food, arts, cultural heritage, language or more;
4. In April 2018, City Council officially apologized to the Chinese Canadian community, recognizing the historical discrimination against Chinese People in Vancouver, and committed to conserving, commemorating, and enhancing the living heritage and cultural assets of the community. The Chinatown Legacy Stewardship Group was appointed by Council to advise the City on specific actions in order to carry out that commitment;
5. Over the past months however, the unprecedented COVID pandemic as well as worsening conditions in the DTES due to the ongoing opioid health and housing crisis, are threatening that living heritage and many businesses and arts organizations in Chinatown were forced to shut down. Although businesses all across Canada have been impacted, Chinatown merchants were especially hard hit due to the majority of them not being able to access Federal COVID assistance including the wage subsidy being microbusinesses (Mom & Pop Shops) that didn't have staff other than themselves, and landlords unilaterally not applying for rental subsidies (often the landlord or tenant not qualifying themselves);
6. In fact, according to a preliminary report from City Staff, vacancy rates in Chinatown have increased by 23.7 percent compared to before the pandemic. Vacancy rates now stand at 17 percent relative to the Vancouver city wide average of 10 percent vacancies;
7. In addition to economic challenges, a reduction in foot traffic related to the pandemic as well as the increased impacts of social disorder has led to a troubling perception of Chinatown as an unsafe and unkempt neighbourhood, hindering economic survival and recovery in the community;
8. Without immediate action, more than 700 small businesses and arts and culture organizations that operate in Chinatown are at risk. Many are culturally relevant or legacy businesses such as the community hub Goldstone Bakery and Restaurant which recently closed after 30+ years of operation. These businesses are what make Chinatown; their character and customs which take place at these culturally relevant small businesses and arts organizations constitute the unique qualities of Chinatown that are considered to be intangible, living cultural heritage that will soon be lost forever and upon which the contemplated UNESCO World Heritage Site designation hinges;

9. It is imperative that the City take action now to protect and conserve the unique characteristics of Chinatown to help create a welcoming and safe place for people to enjoy and visit building upon the recent Council motion that called upon the Federal Government for a Targeted COVID-19 Funding Program for Vancouver's Chinatown to provide financial support for local, small businesses, and cultural and arts organizations;
10. A broad number of groups have come together to advocate for these measures including the Vancouver Chinatown Legacy Stewardship Group, Vancouver Dr. Sun Yat-Sen Classical Chinese Garden, Chinese Cultural Centre of Vancouver, Vancouver Chinatown Merchants Association, Vancouver Chinatown BIA, Chinatown Plaza Tenants Association, SUCCESS, Chinatown Foundation, and Strathcona BIA; and
11. The Chinatown Community Stewardship Program is run by EMBERS Eastside Works and supported by the City of Vancouver through the Chinatown Transformation Team and in consultation with Chinatown businesses and some of the concerned groups listed above. Community Stewards are hired from DTES residents facing barriers to employment to provide a peer approach to de-escalation and public realm improvements, and facilitate a safe and inclusive community. This program complements existing security and safety work by the BIA and CPC. From April 2020 until September, some highlights of their work during COVID-19 includes:
  - a. Loss prevention, de-escalation, crisis intervention and removal of almost 15,000 needles from storefronts;
  - b. Responding to over 140 calls for assistance by local businesses; and
  - c. Over 950 street and storefront interactions.

THEREFORE BE IT RESOLVED

- A. THAT Council work to reduce barriers to visiting Chinatown by directing staff to include as part of proposed December staff report on meter rate changes for 2021, information on the fee structure and pricing rationale for metered parking in Chinatown relative to other neighbourhoods in the City of Vancouver, with the goal of ensuring they are as competitive as possible while still meeting traffic management goals for turnover and mode share;

FURTHER THAT staff review and prioritize opportunities to reduce barriers to active transportation and public transit access to Chinatown, including secure bicycle and e-bike locking areas, and clean safe bus stops.

- B. THAT Council direct staff to engage with EasyPark to discuss the potential for an incentive program for the Chinatown Plaza Parkade for visitors who patronize local Chinatown businesses, recognizing that the lot is currently underutilized;

FURTHER THAT staff engage with EasyPark to consider installation of free indoor bicycle and e-bike racks, considering lessons and best practices from Lot 31, (Water Street).

- C. THAT Council prioritize health, cleanliness and safety in Chinatown by bringing forward options as part of the 2021 budget process to increase street, alley and sidewalk cleaning and sanitation by City of Vancouver Streets & Engineering, as well as well as options through the 2021 budget process to expand and enhance the Community Stewards Program from the current single team that is funded.
- D. THAT Council direct staff to consider and report back on options for a pilot simplified and temporary Merchandise Display Permit fee structure and program, to facilitate outdoor shopping, installation of contactless merchandise drop-off and pick-up zones, and queueing spaces for Chinatown to encourage physical distancing, street animation and placemaking for street-facing businesses.

FURTHER THAT results of this pilot be used to inform potential city-wide implementation for retail businesses and shopping.

- E. THAT Council direct REFM to work with Chinatown Transformation Team and Legacy Stewardship Group with engagement of the larger Chinatown community, to prepare an expedited, innovative tenanting and activation strategy for the City-owned Chinatown Plaza (106 Keefer Street) with the goal of creating a vibrant hub in this historic neighbourhood that also enables ongoing programming and placemaking.

referred

REFERRAL MOVED by Councillor De Genova  
SECONDED by Councillor Carr

THAT the motion entitled "Sustaining Vancouver's Chinatown" be referred to the Standing Committee on City Finance and Services meeting on Wednesday, November 25, 2020, in order to hear from speakers.

CARRIED UNANIMOUSLY  
(Councillor Wiebe absent due to conflict of interest)

\* \* \* \* \*

At 5:32 pm, Mayor Stewart relinquished the Chair to Deputy Mayor Dominato, in order to introduce the following motion.

\* \* \* \* \*

#### **4. Work with Senior Governments to Address the Overdose Crisis**

MOVED by Mayor Stewart  
SECONDED by Councillor De Genova

WHEREAS

- 1. The overdose crisis continues to claim many lives, with 1,536 deaths in Vancouver since a Provincial Overdose Emergency was declared in April 2016,

and an estimated 328 overdose deaths in the City of Vancouver this year to date, putting 2020 on track to be the worst year yet;

2. The COVID-19 pandemic has further isolated drug users, impacted access to harm reduction services, and fueled greater toxicity within the illicit drug supply;
3. Premier Horgan wrote to Prime Minister Trudeau on July 20, 2020, asking the federal government to decriminalize personal possession of all psychoactive substances, as a necessary next step to reduce the stigma associated with substance use and encourage people at risk to access lifesaving harm reduction and treatment services;
4. The Canadian Association of Chiefs of Police agree that decriminalization of simple possession is an effective way to reduce public health and public safety harms associated with substance use and endorses alternatives to criminal sanctions for simple possession of illicit drugs;
5. Vancouver Coastal Health's (VCH) Chief Medical Health Officer Dr. Patricia Daly and Provincial Health Officer Dr. Bonnie Henry have called for the decriminalization of personal possession of illegal substances, as an urgent and necessary next step to addressing the overdose crisis;
6. The PIVOT Legal Society, Canadian Drug Policy Coalition, and Canadian HIV/AIDS Legal Network recently wrote to the Federal Ministers of Health, Public Safety and Emergency Preparedness, and Justice and Attorney General to urge their government to use all available tools to decriminalize simple drug possession;
7. Decriminalization is a step toward addressing anti-Black, anti-poor, and colonial policing at this time; and
8. Vancouver is in a unique position to move forward with decriminalization within its municipal borders, in a coordinated partnership with the Vancouver Police Department and Vancouver Coastal Health Authority

THEREFORE BE IT RESOLVED THAT Council direct the Mayor to consult with the VCH Chief Medical Health Officer and then write to the federal Ministers of Health, Public Safety and Emergency Preparedness, and Justice and Attorney General to request a federal exemption from the *Controlled Drugs and Substances Act* to decriminalize personal possession of illicit substances within the City's boundaries for medical purposes, in order to address urgent public health concerns caused by the overdose crisis and COVID-19;

FURTHER THAT the Mayor write to all other B.C. local governments urging them to consider pursuing a federal exemption from the *Controlled Drugs and Substances Act* to decriminalize personal possession of illicit substances within their municipal boundaries;

AND FURTHER THAT the Mayor write to the Union of BC Municipalities and the Federation of Canadian Municipalities seeking their support for decriminalizing personal possession of illicit substances.

referred



REFERRAL MOVED by Councillor De Genova  
SECONDED by Mayor Stewart

THAT the motion entitled “Work with Senior Governments to Address the Overdose Crisis” be referred to the Standing Committee on City Finance and Services meeting on Wednesday, November 25, 2020, in order to hear from speakers.

CARRIED UNANIMOUSLY

\* \* \* \* \*

At 5:39 pm, Mayor Stewart resumed the Chair at the conclusion of this item.

\* \* \* \* \*

### **NOTICE OF COUNCIL MEMBER’S MOTIONS**

**1. Turning the Key: Encouraging Affordable Home Ownership 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 December 8, 2020, as a Council Member’s Motion.

**2. Childcare That Works: Extended Hour and Around-the-Clock Childcare for Working Families in 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 December 8, 2020, as a Council Member’s Motion.

**3. Ensuring People with Health and Mobility Issues Have Protection and Support When Elevators Break Down**

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 December 8, 2020, as a Council Member’s Motion.

**4. Aligning Cannabis License Fee Structure to Support Vancouver Businesses**

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 December 8, 2020, as a Council Member’s Motion.

**5. Improving Street Lighting in Vancouver**

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 December 8, 2020, as a Council Member’s Motion.

## **6. Eliminating Rats in the City of Vancouver**

Councillor Hardwick submitted a notice of Council Member's motion on the above-noted matter. The motion may be placed on the Council meeting agenda of December 8, 2020, as a Council Member's Motion.

### **NEW BUSINESS**

#### **1. Request for Leave of Absence**

MOVED by Councillor De Genova  
SECONDED by Councillor Carr

THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on Wednesday, December 16, 2020, from 3:30 pm to 5:30 pm.

CARRIED UNANIMOUSLY (Vote No. 06709)

### **ENQUIRIES AND OTHER MATTERS**

#### **1. Alignment of Occupant Load in Vancouver Fire By-law and BC Fire Code**

Councillor Kirby-Yung requested an update in timing of the alignment of occupant load in the Vancouver Fire By-law with the BC Fire Code in light of COVID physical distancing restrictions as there have been enquiries from the hospitality industry. Paul Mochrie, Deputy City Manager, agreed to provide a response.

### **ADJOURNMENT**

MOVED by Councillor Hardwick  
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 5:43 pm.

\* \* \* \* \*