



COUNCIL MEETING MINUTES

OCTOBER 19, 2021

A Meeting of the Council of the City of Vancouver was held on Tuesday, October 19, 2021, at 9:32 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened by electronic means as authorized in Part 14 of the *Procedure By-law*.

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: Paul Mochrie, City Manager

CITY CLERK'S OFFICE: Lesley Matthews, Chief, External Relations and Protocol
Rosemary Hagiwara, Deputy City Clerk
Bonnie Kennett, Meeting Coordinator

* Denotes absence for a portion of the meeting

WELCOME

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

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

PROCLAMATION – Waste Reduction Week

The Mayor provided some opening comments to celebrate the 20th anniversary of Waste Reduction Week in Canada and read the proclamation proclaiming the week of October 18 to 24, 2021 as Waste Reduction Week in the city of Vancouver. The Mayor also noted Waste Reduction Week is a year-round campaign focused on waste reduction and resource conservation that encourages innovation, learning and positive behaviour change, and aligns with Vancouver's long-term vision to be a zero waste community by 2040.

IN CAMERA MEETING - WITHDRAWN

ADOPTION OF MINUTES

1. Council – October 5, 2021

MOVED by Councillor Hardwick
SECONDED by Councillor Carr

THAT the Minutes of the Council meeting of October 5, 2021, be approved.

CARRIED UNANIMOUSLY
(Councillor Dominato absent for the vote)

2. Public Hearing – October 5, 2021

MOVED by Councillor Bligh
SECONDED by Councillor De Genova

THAT the Minutes of the Public Hearing of October 5, 2021, be approved.

CARRIED UNANIMOUSLY
(Councillor Dominato absent for the vote)

3. Special Council (To transact the items listed on the agenda) – October 5, 6 and 7, 2021

MOVED by Councillor Boyle
SECONDED by Councillor Carr

THAT the Minutes of the Special Council (To transact the items listed on the agenda) meeting of October 5, 6 and 7, 2021 be approved.

CARRIED UNANIMOUSLY
(Councillor Dominato absent for the vote)

MATTERS ADOPTED ON CONSENT

MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung

THAT Council adopt Communication 1, Reports 3 and 4, and Referral Reports 1 to 9 and 12 to 14, on consent.

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. CD-1 Rezoning: 1157 Burrard Street

On October 12, 2021, Vancouver City Council held a Public Hearing on the above-noted matter, and following the close of the speakers list and receipt of public comments, and closing comments, referred debate and decision to the Council meeting to be held on October 19, 2021, as Unfinished Business.

Councillors Bligh, De Genova and Mayor Stewart were absent for all or a portion of this item at the Public Hearing and advised they had reviewed the proceedings of the meeting they missed and would therefore be voting on the application.

Planning, Urban Design and Sustainability staff responded to questions.

MOVED by Councillor Bligh
SECONDED by Councillor De Genova

- A. THAT the application by Merrick Architecture, on behalf of Prima Properties (135) Ltd., the registered owner of the lands located at 1157 Burrard Street [PID 009-432-795; Lot A (Reference Plan 10023) Block 10 District Lot 185 Plan 822], to rezone the lands from Downtown District (DD) / West End Commercial District (C5) to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 6.00 to 13.37 and the maximum building height from 91.4 m (300 ft.) to 143.0 m (469 ft.), to allow development of a 47-storey mixed-use building containing 289 strata-titled residential units, a child care facility, an arts and culture hub and commercial space at grade, generally as presented in Appendix A of the Referral Report dated September 7, 2021, entitled "CD-1 Rezoning: 1157 Burrard Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Merrick Architecture received December 21, 2018 and amended on September 4, 2020, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT the application to amend Schedule E of the Zoning and Development By-law regarding building lines, generally as set out in Appendix C of the Referral Report dated September 7, 2021, entitled "CD-1 Rezoning: 1157 Burrard Street", be approved.
- C. THAT the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Referral Report dated September 7, 2021, entitled "CD-1 Rezoning: 1157 Burrard Street", be approved.

- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Noise Control By-law, generally as set out in Appendix C of the Referral Report dated September 7, 2021, entitled "CD-1 Rezoning: 1157 Burrard Street".
- E. THAT A through D above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED (Vote No. 07705)
(Councillors Hardwick and Swanson opposed)

2. Zoning and Development By-law Amendments to Allow Patios for Liquor Manufacturers

On October 12, 2021, Vancouver City Council held a Public Hearing on the above-noted matter, and following the close of the speakers list and receipt of public comments, and closing comments, referred debate and decision to the Council meeting to be held on October 19, 2021, as Unfinished Business.

Councillors Bligh, De Genova and Mayor Stewart were absent for this item at the Public Hearing and advised they had reviewed the proceedings of the meeting they missed and would therefore be voting on the application.

Planning, Urban Design and Sustainability staff responded to questions.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Boyle

THAT Council approve the application to amend the Zoning and Development By-law generally in accordance with Appendix A, of the Referral Report dated August 19, 2021, entitled "Zoning and Development By-law Amendments to Allow Patios for Liquor Manufacturers" as follows:

- (i) Amend the M-1, M-2, IC-1, IC-2, IC-3, I-1, I-1A, I-1B, I-1C, I-2, I-3, I-4, and FC-2 district schedules, to allow patios for liquor manufacturers; and

- (ii) Update Section 10.29A to permit temporary patios until March 31, 2022.

CARRIED UNANIMOUSLY (Vote No.07706)

COMMUNICATIONS

1. **Appointment of Council Liaison to the Transportation Advisory Committee**

THAT Council appoint Councillor Fry to the existing vacant position of Council Liaison to the Transportation Advisory Committee, for the term of October 19, 2021 to November 7, 2022.

ADOPTED ON CONSENT (Vote No. 07716)

REPORTS

1. **Quarterly Capital Budget Adjustments and Closeouts October 11, 2021**

Finance, Risk and Supply Chain Management staff responded to questions.

Council heard from one speaker who spoke on other matters related to the recommendations.

Finance, Risk and Supply Chain Management staff responded to additional questions.

MOVED by Councillor Dominato
SECONDED by Councillor Bligh

- A. THAT Council approve capital budget and funding adjustments as outlined in the Report dated October 11, 2021, entitled "Quarterly Capital Budget Adjustments and Closeouts" and Appendix 2 of the same report, which will result in:
- a. An increase of \$0.12 million to the 2019-2022 Capital Plan;
 - b. An increase of \$12.1 million to the Multi-Year Capital Project Budgets;
 - c. No change to the current Citywide overall 2021 Capital Expenditure Budget.
- B. THAT, as part of the Capital Budget closeout process, Council approve the closeout of one (1) capital project that was completed with surplus exceeding \$200,000, as outlined in the Report dated October 11, 2021, entitled "Quarterly Capital Budget Adjustments and Closeouts" and Appendix 3 of the same report.

- C. THAT Council receive for information the budget surpluses or deficits for capital projects included in this closeout that were funded by voter-approved capital funding, as noted in Appendix 4 of the Report dated October 11, 2021, entitled "Quarterly Capital Budget Adjustments and Closeouts".

CARRIED UNANIMOUSLY (Vote No. 07707)

**2. Latecomer Policy
October 5, 2021**

Engineering Services staff provided introductory comments on the Latecomer Policy report and responded to questions.

MOVED by Councillor Dominato
SECONDED by Councillor De Genova

- A. THAT Council adopt the Latecomer Policy attached as Appendix A of the Report dated October 5, 2021, entitled "Latecomer Policy".
- B. THAT Council authorize the Director of Legal Services to execute Latecomer Agreements when excess or extended services are a condition of rezoning enactment, development permit issuance or subdivision approval.
- C. THAT, pursuant to section 561A of the *Vancouver Charter*, where excess or extended services are a condition of rezoning enactment, development permit issuance or subdivision approval, as determined by the General Manager of Engineering Services, Council has considered and concluded that the City's cost of providing all or part of those excess or extended services is excessive, and as such the cost must be paid for by the owner of the land being subdivided or developed.
- D. THAT Council approve in principle the Latecomer Charge Interest Rate By-law with an interest rate on latecomer charges of 5.5%, generally as set out in Appendix B of the Report dated October 5, 2021, entitled "Latecomer Policy".
- E. THAT Council instruct the Director of Legal Services to bring forward for enactment the by-law referenced in D above.
- F. THAT Council approve in principle the funding strategy for the Latecomer Program as follows:
- One-time implementation cost estimated at \$0.5 million to be managed within the 2019-2022 capital plan, with the costs to be recovered over time from Latecomer Program revenues;
 - Ongoing annual program administration cost estimated at \$0.6 million to be funded from Latecomer Program revenues;

FURTHER THAT the above be incorporated in the 2022 budget for Council consideration in December 2021.

CARRIED UNANIMOUSLY (Vote No.07708)

**3. Mountain View Cemetery 2022 By-law Amendments and Fee Increases
October 5, 2021**

- A. THAT Council approve, in principal, the amendments to the Mountain View Cemetery By-law as set out in the Report dated October 5, 2021, entitled "Mountain View Cemetery 2022 By-law Amendments and Fee Increases".
- B. THAT the Director of Legal Services be instructed to bring forward for enactment the necessary amendments to the Mountain View Cemetery By-law to be effective January 1, 2022.

ADOPTED ON CONSENT (Vote No. 07719)

**4. 2022 Exempt Seniors Housing
September 14, 2021**

THAT Council approve, in principle, the by-law for 2022 Exempt Seniors Housing attached as Appendix A of the Report dated September 14, 2021, entitled "2022 Exempt Seniors Housing";

FURTHER THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law generally in accordance with Appendix A of the above-noted report.

ADOPTED ON CONSENT (Vote No. 07720)

**5. Parking Fee Exemptions for Vehicles Displaying Veteran or Memorial Cross
Licence Plates
October 8, 2021**

Council heard from two speakers in support of the recommendations.

Engineering Services staff responded to questions.

MOVED by Councillor De Genova
SECONDED by Councillor Hardwick

- A. THAT vehicles displaying veteran or Memorial Cross licence plates be exempted from parking meter fees, subject to time limits, at all on-street metered parking spaces and at City-owned off-street parking facilities in Vancouver.
- B. THAT Council approve, in principle, changes to the Parking Meter By-law as generally outlined in Appendix A of the Report dated October 8, 2021, entitled

“Parking Fee Exemptions for Vehicles Displaying Veteran or Memorial Cross Licence Plates”;

FURTHER THAT Council authorize the Director of Legal Services to prepare and bring forward for enactment amendments to the Parking Meter By-law as generally outlined in Appendix A of the above-noted report.

- C. THAT Council direct the City Manager to inform the Vancouver Park Board of Council’s decisions on parking fee exemptions for vehicles displaying veteran or Memorial Cross licence plates so that they can consider similar actions for Park Board facilities.

CARRIED UNANIMOUSLY (Vote No. 07715)

REFERRAL REPORTS

1. CD-1 Rezoning: 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive October 5, 2021

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendation set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Grandview Woodland Limited Partnership on behalf of Grandview Woodland Project (Nominee) Ltd., the registered owner of the lands located at:

- 1837-1863 East 11th Avenue [*PID: 030-772-079; Lot A Block 162 District Lot 264A Group 1 New Westminster District Plan EPP91431*]; and
- 2631-2685 Victoria Drive [*PID: 030-772-087; Lot 1 Block 162 District Lot 264A Group 1 New Westminster District Plan EPP91432*];

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.45 to 2.87 and the maximum building height from 10.7 m (35 ft.) to 20.5 m (67 ft.) to permit the development of a six-storey residential building and the retention and conservation of a designated heritage building at 1853-1857 East 11th Avenue, consisting of 136 secured market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 1837-1863 East 11th Avenue and 2631-2685 Victoria Dive", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by RWA Group Architecture Ltd., received September 25, 2020, provided that 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 in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 1837-1863 East 11th Avenue and 2631-2685 Victoria Dive", 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 (Vote No. 07727)

**2. Rezoning: 157-163 West King Edward Avenue
October 5, 2021**

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Forme Development on behalf of 157 King Edwards Properties Inc. the registered owner of the lands located at 157-163 West King Edward Avenue [*Lot 23 and 24, Block 663 District Lot 526 Plan 2913; PIDs: 013-055-704 and 009-194-029, respectively*] to rezone the land from RS-1 (Single-detached Houses and Duplexes) District to RM-8AN (Multiple Dwelling) District be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A of the Referral Report dated October 5, 2021, entitled "Rezoning: 157-163 West King Edward Avenue" for consideration at the Public Hearing;

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

- B. THAT, subject to approval of the zoning By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "Rezoning: 157-163 West King Edward Avenue";

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

- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

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

ADOPTED ON CONSENT (Vote No. 07722)

**3. Rezoning: 707 West 27th Avenue
October 5, 2021**

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT, the application by P Square Engineering and Construction Ltd., on behalf of Sayed Pouriya Hosseini and Morteza Karamzadeh–Dehaghani, the registered owners of the lands located at 707 West 27th Avenue [PID: 018-196-951; Lot 9 Block 698 District Lot 526 Plan 6309], to rezone the land from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A of the Referral Report dated October 5, 2021, entitled “Rezoning: 707 West 27th Avenue” for consideration at the Public Hearing;

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

- B. THAT, subject to approval of the zoning By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled “Rezoning: 707 West 27th Avenue”;

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

- C. THAT A and B above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of

the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

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

ADOPTED ON CONSENT (Vote No. 07724)

**4. Rezoning: 608-632 West 54th Avenue
October 5, 2021**

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Gradual Architecture Inc., on behalf of 1095092 BC Ltd., the registered owner of the lands located at 608-632 West 54th Avenue [*Lots 6 to 8, Block 885 District Lot 526 Plan 9858; PIDs: 009-446-401, 009-446-419 and 008-307-865, respectively*], to rezone the land from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A of the Referral Report dated October 5, 2021, entitled "Rezoning: 608-632 West 54th Avenue" for consideration at the Public Hearing;

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

- B. THAT, subject to approval of the zoning By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "Rezoning: 608-632 West 54th Avenue";

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

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

ADOPTED ON CONSENT (Vote No. 07725)

**5. Rezoning: 197 West 26th Avenue
October 5, 2021**

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by B Squared Architecture Inc. on behalf of Nora West 26 G.P. Inc., the registered owner of the land located at 197 West 26th Avenue [*PID: 013-324-578; Lot 27 Block 683 District Lot 526 Plan 2913*], to rezone the land from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District be approved in principle;
FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A of the Referral Report dated October 5, 2021, entitled "Rezoning: 197 West 26th Avenue" for consideration at the Public Hearing;

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

- B. THAT, subject to approval of the zoning By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled “Rezoning: 197 West 26th Avenue”;

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

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

ADOPTED ON CONSENT (Vote No. 07726)

**6. Rezoning: 6225-6263 Yukon Street
October 5, 2021**

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Formwerks Architecture, on behalf of 1107811 B.C. Ltd., the registered owners of the lands located at 6225-6263 Yukon Street [*Lots 19 to 21 of Lot 2 Block 999 District Lot 526 Plan 5531; PIDs: 010-671-561, 011-138-661 and 011-138-670 respectively*], to rezone the

land from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District be approved in principle;
FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A of the Referral Report dated October 5, 2021, entitled "Rezoning: 6225-6263 Yukon Street" for consideration at the Public Hearing;

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

- B. THAT, subject to approval of the zoning By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "Rezoning: 6225-6263 Yukon Street";

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

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

ADOPTED ON CONSENT (Vote No. 07727)

**7. Rezoning: 756 West 26th Avenue
October 5, 2021**

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by B Squared Architecture Inc., on behalf of Nora West 26 G.P. Inc., the registered owner of the lands located at 756 West 26th Avenue [*PID: 010-920-943; Lot 4 Block 698 District Lot 526 Plan 6309*], to rezone the land from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A of the Referral Report dated October 5, 2021, entitled "Rezoning: 756 West 26th Avenue", for consideration at the Public Hearing;

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

- B. THAT, subject to approval of the zoning By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "Rezoning: 756 West 26th Avenue";

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

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

ADOPTED ON CONSENT (Vote No. 07728)

**8. CD-1 Rezoning: 2735 East 41st Avenue
October 5, 2021**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Barnett Dembek Architects Inc. on behalf of Gulf and Fraser Fishermen's Credit Union, the registered owner of the lands located at 2735 East 41st Avenue [*PID 009-711-899; Lot 9 of Lot C Blocks 2 and 3 District Lot 50 Plan 9268*], to rezone the lands from CD-1(Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.20 to 2.46 and the building height from 10.7 m (35.1 ft.) to 15.5 m (50.8 ft.) to permit the development of a mixed-use building containing 32 secured market rental residential units and ground floor commercial space, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 5, 2021, "CD-1 Rezoning: 2735 East 41st Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Barnett Dembek Architects Inc., received November 30, 2020, provided that 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 subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated October 5, 2021, "CD-1 Rezoning: 2735 East 41st Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as

set out in Appendix C of the Referral Report dated October 5, 2021, "CD-1 Rezoning: 2735 East 41st Avenue", be approved.

- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the new CD-1 in Schedule B, generally set out in Appendix C of the Referral Report dated October 5, 2021, "CD-1 Rezoning: 2735 East 41st Avenue";

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; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 07729)

**9. Miscellaneous Amendments Concerning Various CD-1 By-laws
October 5, 2021**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to bring forward the zoning by-law amendments as described below and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

THAT Council approve the application to:

- (i) amend CD-1 (60) By-law No. 4491 for 3595 Kingsway (Odd Fellows Manor) to correct CD-1 number, generally as presented in Appendix A of the Referral Report dated October 5, 2021, entitled "Miscellaneous Amendments Concerning Various CD-1 By-laws";
- (ii) amend CD-1 (777) By-law No. 13002 for 1506 West 68th Avenue and 8405-8465 Granville Street to correct the site area figure, generally as presented in Appendix B of the above-noted report;
- (iii) amend CD-1 (728) By-law No. 12425 for 3070 Kingsway to correct the enactment sign off year, generally as presented in Appendix C of the above-noted report;
- (iv) amend By-law No. 13081 for 749-815 West 49th Avenue to correct the zoning, generally as presented in Appendix D of the above-noted report;
- (v) amend CD-1 (782) By-law No. 13083 for 2543-2583 Renfrew Street and 2895 East 10th Avenue to permit a wider range of commercial uses, creating consistency with more recently approved and comparable CD-1 by-laws, generally as presented in Appendix E of the above-noted report;
- (vi) amend CD-1 (783) By-law No. 13084 for 2603-2655 Renfrew Street to permit a wider range of commercial uses, creating consistency with more recently approved and comparable CD-1 by-laws, generally as presented in Appendix F of the above-noted report.

ADOPTED ON CONSENT (Vote No. 07730)

**10. CD-1 Rezoning: 150 West 4th Avenue
October 5, 2021**

Planning, Urban Design and Sustainability staff responded to questions.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, including amendments to the Zoning and Development By-law, Sign By-law, Noise Control By-law, the Vancouver Development Cost Levy By-law and the Vancouver

Utilities Development Cost Levy By-law in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by TKA+D Architecture and Design Inc., on behalf of 1090345 B.C. Ltd., the registered owner of the lands at 150 West 4th Avenue [*PID 031-128-360; Lot A Block 21 District Lot 200A Group 1 New Westminster District Plan EPP101475*] to rezone from I-1 (Industrial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 4.0 and the building height from 18.3 m to 28.9 m to permit the development of a seven-storey industrial and office building, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 150 West 4th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by TKA+D Architecture and Design Inc., received April 19, 2021, 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, subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 150 West 4th Avenue", be approved.
- C. THAT subject to approval of the CD-1 By-law, 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 October 5, 2021, entitled "CD-1 Rezoning: 150 West 4th Avenue";

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 new CD-1 By-law.

- D. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of "mixed-employment (light industrial)", generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 150 West 4th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new CD-1 By-law.

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

CARRIED UNANIMOUSLY (Vote No. 07710)

**11. CD-1 Rezoning: 110 West 4th Avenue
October 5, 2021**

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, including amendments to the Zoning and Development By-law, Sign By-law, Noise Control By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Beedie Living, on behalf of 0892124 B.C. Ltd., the registered owner of the lands at 110 West 4th Avenue [*Lots 8, 9, 10, 11 and 12, Block 21 District Lot 200A Plan 197; PIDs 015-518-949, 015-518-973, 015-519-023, 015-519-066 and 015-519-155 respectively*] to rezone from I-1 (Industrial) District to CD-1 (Comprehensive

Development) District to increase the permitted floor space ratio (FSR) from 3.0 to 7.0 and the building height from 18.3 m to 41.0 m to permit the development of a nine-storey industrial and office building, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 110 West 4th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Francl Architecture, received April 12, 2021, 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, subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 110 West 4th Avenue", be approved.
- C. THAT subject to approval of the CD-1 By-law, 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 October 5, 2021, entitled "CD-1 Rezoning: 110 West 4th Avenue";

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 new CD-1 By-law.

- D. THAT subject to approval of the CD-1 By-law, the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law be amended to include this CD-1 in the definition of "mixed-employment (light industrial)", generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 110 West 4th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Vancouver Development Cost Levy By-law and the Vancouver Utilities Development Cost Levy By-law at the time of enactment of the new CD-1 By-law.

- E. THAT A through D above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at

the risk of the person making the expenditure or incurring the cost;

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

CARRIED UNANIMOUSLY (Vote No. 07732)

**12. CD-1 Rezoning: 4992-5138 Ash Street
October 5, 2021**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by GBL Architects on behalf of 1093607 B.C. LTD.¹, the registered owner of the lands located at 4992-5138 Ash Street [*Lots 28-35, Block 839 District Lot 526 Plan 8710; PIDs: 007-124-341, 009-955-356, 009-955-330, 009-955-283, 009-955-241, 009-955-208, 009-954-996, 009-954-961, respectively*], to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.7 to 2.0 and the maximum building height from 10.7 m (35 ft.) to 21.0 m (69 ft.), to permit a residential development with one six-storey building and two four-storey buildings with a total of 133 strata-titled residential units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 4992-5138 Ash Street", be approved in principle;

¹ Beneficially owned and controlled by Peterson

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects, received on November 27, 2020, 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 subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 4992-5138 Ash Street";

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

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

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

ADOPTED ON CONSENT (Vote No. 07733)

**13. CD-1 Rezoning: 5812-5844 Cambie Street
October 5, 2021**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by IBI Group, on behalf of 8866999 (New Oakridge) Ltd., the registered owner, to rezone the lands located at:

- 5812 Cambie Street [*Lot A (BJ80356) Block 859 District Lot 526 Group 1 New Westminster Plan 7737; PID 019-183-780*]; and
- 5844 Cambie Street [*Lots 3 and 4 Block 859 District Lot 526 Plan 7737; PIDs: 009-620-923 and 009-620-940, respectively*];

from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 10.16 and the building height from 13.8 m (45 ft.) to 104.3 m (342 ft.) to permit a mixed-use development with a 33-storey strata-titled residential building and a 12-storey office building with a four-storey podium, including a childcare facility and youth centre, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 5812-5844 Cambie Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by IBI Group, received October 19, 2019, with addendums received on June 30, 2020 and November 15, 2020, 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, subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 5812-5844 Cambie Street", be approved.

C. THAT, subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally set out in Appendix C of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 5812-5844 Cambie 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 new CD-1 By-law.

D. THAT A through C above be adopted on the following conditions:
(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at

the risk of the person making the expenditure or incurring the cost;

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

ADOPTED ON CONSENT (Vote No. 07734)

**14. CD-1 Rezoning: 8460 Ash Street and 8495 Cambie Street
October 5, 2021**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Intracorp Ash Street Developments, Ltd. (“Intracorp”), on behalf of Ashley Mar Housing Co-operative, the registered owner, to rezone the lands located at:
 - 8460 Ash Street [*Lots 3-10, Block 7, District Lot 311, Plan 18713; PIDs 007-118-295, 007-118-325, 007-118-368, 007-118-392, 007-118-457, 007-118-473, 007-118-511, and 007-118-546 respectively*]; and
 - 8495 Cambie Street [*Lots 11-13, Block 7, District Lot 311, Plan 18713; PIDs 007-118-601, 007-118-635 and 007-118-651 respectively*];

from RT-2 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 8.26 and the building height from 9.2 m (30 ft.) to 103 m (338 ft.) to permit a mixed-use development with ground-floor commercial space, 125 social housing units, and 524 secured market rental units, be approved in principle; FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated

October 5, 2021, entitled "CD-1 Rezoning: 8460 Ash Street and 8495 Cambie Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins+Will, received January 8, 2021, 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 subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 8460 Ash Street and 8495 Cambie 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 approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated October 5, 2021, entitled "CD-1 Rezoning: 8460 Ash Street and 8495 Cambie Street", be approved.
- D. THAT A through C above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 07735)

BY-LAWS

At the Public Hearing on June 23, 2020, Councillor Fry declared a conflict of interest related to by-law 15 entitled, "Rezoning: 445 Kingsway and 2935 St. George Street".

Councillors De Genova and Wiebe advised they had reviewed the proceedings related to by-law 5 and would therefore be voting on the enactment.

MOVED by Councillor Wiebe
SECONDED by Councillor Hardwick

THAT Council enact the by-law listed on the agenda for this meeting as number 14, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

MOVED by Councillor De Genova
SECONDED by Councillor Fry

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

CARRIED
(Councillor Hardwick opposed)

MOVED by Councillor Wiebe
SECONDED by Councillor Hardwick

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 8 and 9, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED
(Councillors Hardwick and Swanson opposed)

MOVED by Councillor Hardwick
SECONDED by Councillor Dominato

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, 7, 10 to 15, 17 and 18 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY (Vote No. 07714)

1. A By-law to exempt from taxation certain lands and improvements pursuant to section 396 of the *Vancouver Charter* (By-law No. 13130)

2. A By-law to amend License By-law No. 4450 Regarding 2022 Fee Increases and Housekeeping Amendments (By-law No. 13131)
3. A By-law to amend Vehicles for Hire By-law No. 6066 regarding 2022 Fee Increases (By-law No. 13132)
4. A By-law to amend Animal Control By-law No. 9150 regarding 2022 Fee Increases (By-law No. 13133)
5. A By-law to designate certain real property as protected heritage property (837 Beatty Street (Anglo-Canadian Warehouse Company Building)) (By-law No. 13134)
6. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 12729 (1805 Larch Street) (By-law No. 13135)
7. A By-law to enact a Housing Agreement for 8725 French Street (By-law No. 13136)
8. A By-law to amend Sign By-law No.11879 (1111-1123 Kingsway) (By-law No. 13137)
9. A By-law to amend Noise Control By-law No. 6555 (1111-1123 Kingsway) (By-law No. 13138)
10. A By-law to amend Sign By-law No.11879 (2543-2583 Renfrew Street and 2895 East 10th Avenue) (By-law No. 13139)
11. A By-law to amend Noise Control By-law No. 6555 (2543-2583 Renfrew Street and 2895 East 10th Avenue) (By-law No. 13140)
12. A By-law to amend Sign By-law No.11879 (2603-2655 Renfrew Street) (By-law No. 13141)
13. A By-law to amend Noise Control By-law No. 6555 (2603-2655 Renfrew Street) (By-law No. 13142)
14. A By-law to amend the Procedure By-law No. 12577 regarding electronic meetings (By-law No. 13143)
15. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (445 Kingsway and 2935 St. George) (By-law No. 13144)
(Councillor Fry declared a conflict of interest for this item and was therefore ineligible for the vote.)
16. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1636 Clark Drive and 1321-1395 East 1st Avenue) - **WITHDRAWN**
17. A By-law to amend Zoning and Development By-law No. 3575 Regarding Allocation of uses and Housekeeping Amendments in the FC-2 District Schedule (By-law No. 13145)
18. A By-law to amend Zoning and Development By-law No. 3575 Regarding Amendment of Alma Street Building Line (By-law No. 13146)

19. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (815-825 Commercial Drive and 1680 Adanac Street) (By-law No. 13147)

MOTIONS

A. Administrative Motions

1. Approval of Form of Development – 1008 West 52nd Avenue

MOVED by Councillor Bligh

SECONDED by Councillor Fry

THAT the form of development for this portion of the site known as 1008 West 52nd Avenue be approved generally as illustrated in the Development Application Number DP-2019-00850, prepared by Gradual Architecture., and stamped "Received, Community Services Group, Development Services", on October 19, 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

B. Council Members' Motions

1. Requests for Leaves of Absence

MOVED by Councillor Bligh

SECONDED by Councillor De Genova

THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on October 26, 2021 from 3:30 pm to 5:30 pm;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for personal reasons from meetings on November 3, 2021 from 6 to 8:30 pm.

CARRIED UNANIMOUSLY

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. Honouring the Life and Legacy of Former Mayor Philip Owen

Councillor De Genova submitted a notice of Council Members' Motion on the above-noted matter. The motion may be placed on the Council meeting agenda of November 2, 2021, as a Council Members' Motion.

2. Updating the Requirement for Members of Council to Rise to Speak at Council Meetings

Councillor Bligh submitted a notice of Council Members' Motion on the above-noted matter. The motion may be placed on the Council meeting agenda of November 2, 2021, as a Council Members' Motion.

3. Increasing Public Participation at City Council by Providing Earlier Access to Agendas and Reports

Councillor Swanson submitted a notice of Council Members' Motion on the above-noted matter. The motion may be placed on the Council meeting agenda of November 2, 2021, as a Council Members' Motion.

4. Plant-Based Purchasing Savings for City and Climate

Councillor Fry submitted a notice of Council Members' Motion on the above-noted matter. The motion may be placed on the Council meeting agenda of November 2, 2021, as a Council Members' Motion.

5. Saving Lives with Community Defibrillators and First Aid

Councillor Fry submitted a notice of Council Members' Motion on the above-noted matter. The motion may be placed on the Council meeting agenda of November 2, 2021, as a Council Members' Motion.

6. Budget Transparency and Accountability in Election Years

Councillor Dominato submitted a notice of Council Members' Motion on the above-noted matter. The motion may be placed on the Council meeting agenda of November 16, 2021, as a Council Members' Motion.

7. Homes for All: Accelerating Housing

Councillor Dominato submitted a notice of Council Members' Motion on the above-noted matter. The motion may be placed on the Council meeting agenda of November 2, 2021, as a Council Members' Motion.

8. Making Home: Housing for All of Us

Mayor Stewart submitted a notice of Council Members' Motion on the above-noted matter. The motion may be placed on the Council meeting agenda of January 25, 2022, as a Council Members' Motion.

9. Permanently Affordable Housing in Vancouver

Councillor Kirby-Yung submitted a notice of Council Members' Motion on the above-noted matter. The motion may be placed on the Council meeting agenda of November 2, 2021, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Bligh
SECONDED by Councillor Wiebe

THAT Councillor Wiebe be granted a Leave of Absence for civic business from meetings on October 19, 2021 from 12:30 pm to 4:30 pm;

FURTHER THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on November 18, 2021;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on November 4, 2021 from 3 pm to 5 pm;

AND FURTHER THAT Councillor Dominato be granted Leaves of Absence for personal reasons from meetings on October 21, 2021 from 6 pm to 10 pm, November 3, 2021 from 4:30 pm to 10 pm and November 4, 2021 from 7 pm to 10 pm.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Street Sweeps

Councillor Swanson provided an update on Homeless Action Week and enquired about the practice of Street Sweeps. The City Manager provided an update and agreed to provide further updates when available and noted being open to work on alternatives with community groups in the downtown eastside.

2. Responsibilities of Tenants of City Owned Properties

Councillor De Genova enquired about the responsibilities of tenants of City Owned Properties with regard to keeping outside spaces tidy. The City Manager provided a brief update and agreed to provide further information.

3. Communications Strategy on Veterans Parking

Councillor De Genova enquired about the planned communications strategy regarding the

recent changes to Veterans parking (Report 5 above entitled “Parking Fee Exemptions for Vehicles Displaying Veteran or Memorial Cross Licence Plates”). The City Manager agreed to follow up with staff and provide further information.

4. Possible Increased Safety Measures

Councillor Kirby-Yung noted an increase in the amount of correspondence received from the public regarding additional safety measures the Vancouver Police Department may be undertaking and requested an update. Mayor Stewart advised, the spokesperson for the Vancouver Police Board is Faye Wightman, Vice-Chair.

5. Greenway Upgrades

Councillor Dominato requested an update on the proposed upgrades to the Central Valley Greenway including an update on the website. The City Manager will follow up with Engineering Services staff who are working on an update to Council.

Councillor Wiebe requested an update on the greenway refresh for the 37th Avenue Greenway and Alberta Street Greenway. The City Manager confirmed an update would be coming back to Council.

6. Complex Care Housing Updates

Councillor Dominato requested an update on the Urban Mayors’ Caucus call for complex care housing. Mayor Stewart provided a brief update.

7. Proposed Development on the East Side of the Cambie Bridge

Councillor Wiebe requested further information on the proposed development on the East Side of the Cambie Street Bridge (Site 1A of the False Creek Official Development Plan). The City Manager provided a brief update and indicated a further update would be coming in 2022.

8. Housing Affordability Choices

Councillor Wiebe enquired about when the update on housing affordability choices with respect to tiny homes and “Making Room Work” will be provided to Council. The City Manager provided a brief update and indicated an overall Housing updated was provided earlier this year. He also noted work on distinct reports such as Tiny Homes and quick start actions outlined in the Vancouver Plan are underway.

9. Big Move 6, Greenest City Action Plan 2.0, Urban Forest Strategy and Biodiversity Strategy

Councillor Wiebe requested more information on when the report back on the Big Move 6, Greenest City 2.0. Urban Forest Strategy, and Biodiversity Strategy would be coming to

Council. The City Manager provided a brief update and indicated a staff report on the overall Climate Emergency Action Plan is scheduled to come forward in November.

10. Dyslexia Awareness Month

Councillor Bligh acknowledged October is Dyslexia Awareness Month with theme of “Empowering Voices”. She enquired if City Hall could be lit in red before the end of the month to acknowledge October as dyslexia awareness month. The City Manager agreed to follow up with staff.

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor Bligh

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 11:27 am.

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