



COUNCIL MEETING MINUTES

JUNE 7, 2022

A Meeting of the Council of the City of Vancouver was held on Tuesday, June 7, 2022, at 9:33 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 (Leave of Absence for Personal Business from 1 to 3 pm)
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
Armin Amrolia, Deputy City Manager

CITY CLERK'S OFFICE: Katrina Leckovic, City Clerk
Tina Penney, Deputy City Clerk
Denise Swanston, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Mayor acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. 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.

CONDOLENCES – Joe Segal

The Mayor, on behalf of City Council, expressed condolences to the family, friends and associates of Joe Segal and thanked Mr. Segal for his lifetime of generosity toward the people of Vancouver.

PUBLIC NOTICE – Pursuant to Section 164.1(2) of the *Vancouver Charter*, public notice is hereby given that Council will give consideration to amend *Procedure By-law No. 12577* at the Council meeting on June 21, 2022.

IN CAMERA MEETING

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

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:

(c) labour relations or other employee relations;

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

(f) law enforcement, if the Council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
and

CARRIED UNANIMOUSLY
(Councillor Carr absent for the vote)

ADOPTION OF MINUTES

1. Council – May 17, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Council meeting of May 17, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Carr absent for the vote)

2. Public Hearing – May 17, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT the Minutes of the Public Hearing of May 17, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Carr absent for the vote)

3. Public Hearing – May 19, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Boyle

THAT the Minutes of the Public Hearing of May 19, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Carr absent for the vote)

4. Public Hearing – May 24, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Bligh

THAT the Minutes of the Public Hearing of May 24, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Carr absent for the vote)

5. Business Licence Hearing – May 25, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT the Minutes of the Business Licence Hearing of May 25, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Carr absent for the vote)

MATTERS ADOPTED ON CONSENT

MOVED by Councillor De Genova
SECONDED by Councillor Boyle

THAT Council adopt Communication 1, Reports 1 and 4, and Referral Reports 1 to 7, 11, 14, and 15, on consent.

CARRIED UNANIMOUSLY
(Councillor Carr absent for the vote)

PRESENTATION

1. Update from the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Task Force

Councillor Kristen Rivers from Squamish Nation and Councillor Dennis Thomas from Tsleil-Waututh Nation, along with City of Vancouver Councillor, Christine Boyle, presented the update, and along with the City Manager, responded to questions.

MOVED by Councillor Swanson
SECONDED by Councillor De Genova

WHEREAS

1. The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Task Force has prioritized commemoration, naming, and cultural heritage as early actions to support public education and reconciliation in Vancouver;
2. WHEREAS several City initiatives related to commemoration, naming, and cultural heritage are in process with City staff who are in the early stages of engagement with the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation;
3. WHEREAS engagement with diverse Urban Indigenous communities in Vancouver and recognition of their distinct rights is important to the UNDRIP process;
4. WHEREAS the Task Force has invited Urban Indigenous community leadership participation through the technical committee; and
5. WHEREAS a fulsome Urban Indigenous engagement process is needed.

THEREFORE BE IT RESOLVED THAT the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Task Force recommends that Council endorse the recommended six early actions in this report and direct staff to report back on the implications for implementing and potential funding sources for the six early actions:

- Early Action 1:** Assert presence of the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation via asset naming, re-naming and commemoration, including measures to share stories and histories on the land.
- a. Coordinated Approach: Explore options to co-develop a naming policy framework including appropriate cultural protocols, and/or intergovernmental table.
 - b. Public Education on Naming: Develop standards for audio/visual/tactile signage and public education on (re)introduced names, including cultural programming.

Early Action 2: Support the development of a Host Nations historical atlas book created by the local Nations with educational resources.

Early Action 3: Build upon the City's social procurement framework and expand the procurement policy to prioritize Indigenous participation for all projects (including large and small infrastructure, art and culture, environmental resource management, etc.).

Early Action 4: Build on existing City of Vancouver work underway to refine procurement policies/regulations with regards to art, structures, planning/architecture, procurement etc. to ensure Musqueam, Squamish, and Tsleil-Waututh maintain a presence and the public realm is representative of MST artistic and cultural traditions.

Early Action 5: Develop process and requirements for (1) event organizers to engage and partner with MST in permitted events/festivals; (2) City staff to engage and partner with MST in City-organized events; and (3) City staff to support and facilitate MST hosting their own events/festivals (e.g., in parks and other areas of significance).

Early Action 6: Provide a spectrum of mandatory anti-racism and Indigenous cultural safety training for employees (including temporary and auxiliary) of the City of Vancouver to build foundational understanding of the rights of Indigenous Peoples, Indigenous history, Indigenous-specific racism, and the dynamics of proper respectful relations. Training should be adapted for, and relevant to, the nuances of different roles and their levels of responsibility. For senior leaders, curriculum should also include the UN Declaration, the Declaration Act, treaties, and meaningful reconciliation. Training will be developed and/or led by knowledge holders approved by the Nations. For vendors/suppliers, relevant training opportunities will be recommended as appropriate.

FURTHER THAT Council direct staff to begin planning for 2023 engagement with Urban Indigenous communities, as a Summit gathering (virtual/in-person/hybrid).

CARRIED UNANIMOUSLY (Vote No. 08409)

COMMUNICATIONS

1. Changes to 2022 Council Meetings Schedule

THAT Council add Council Reserves on June 29 and 30, 2022, from 9:30 am to 3 pm.

ADOPTED ON CONSENT (Vote No. 08451)

REPORTS

**1. 2022 Annual Inflationary Rate Adjustment to Community Amenity Contribution Targets
May 24, 2022**

- A. THAT Council approve the 2022 inflationary rate adjustments for Community Amenity Contribution (CAC) targets, with new target rates to be effective September 30, 2022, as shown in Appendix A of the Report dated May 24, 2022, entitled “2022 Annual Inflationary Rate Adjustment to Community Amenity Contribution Targets”.
- B. THAT Council direct staff to recalibrate CAC target rates supported by economic testing, and report back on an implementation plan in Q4 2022.

ADOPTED ON CONSENT (Vote No. 08431)

**2. Metro Vancouver 2050 Regional District Regional Growth Strategy (RGS) Bylaw No. 1339, 2022, Metro 2050 Acceptance
May 17, 2022**

Staff from Planning, Urban Design and Sustainability responded to questions.

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

- A. THAT Council receive for information the Metro Vancouver Regional Growth Strategy, titled Metro 2050 (Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022).
- B. THAT Council accept the proposed Metro 2050 Regional Growth Strategy (Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022), as presented and set out in Appendix C of the Report dated May 17, 2022, entitled “Metro Vancouver 2050 Regional District Regional Growth Strategy (RGS) By-law No. 1339, 2022, Metro 2050 Acceptance”, pursuant to section 436 of the Local Government Act.
- C. THAT Council direct staff to forward the Report dated May 17, 2022, entitled “Metro Vancouver 2050 Regional District Regional Growth Strategy (RGS) By-law No. 1339, 2022, Metro 2050 Acceptance” and the Council resolution to the Metro Vancouver Regional District.

postponed

POSTPONEMENT MOVED by Councillor Dominato
SECONDED by Councillor Carr

THAT the Report dated May 17, 2022, entitled “Metro Vancouver 2050 Regional District Regional Growth Strategy (RGS) Bylaw No. 1339, 2022, Metro 2050 Acceptance” be

postponed to June 21, 2022, in order to permit speakers.

CARRIED UNANIMOUSLY

**3. Development Application and Permitting Modernization Task Force – Report back on Design Guidelines and Protection of Trees By-law Policies
May 9, 2022**

The City Manager along with the General Manager, Development, Building and Licensing, presented an update on the item; and along with the General Manager, Planning, Urban Design and Sustainability, and staff from Business Planning and Program Support, responded to questions.

* * * * *

During the first round of questions to staff, it was,

*MOVED by Councillor De Genova
SECONDED by Councillor Carr*

THAT under section 5.4(d) of the Procedure By-law, Council ask a second round of questions to staff.

CARRIED UNANIMOUSLY

Subsequently, it was,

*MOVED by Councillor Dominato
SECONDED by Councillor Bligh*

THAT Council hear from speakers to Item 3 before continuing questions to staff.

CARRIED UNANIMOUSLY

At 11:55 am, it was,

*MOVED by Councillor Bligh
SECONDED by Councillor De Genova*

THAT Council extend the meeting extend past noon to complete asking questions of the speaker.

CARRIED UNANIMOUSLY

Council recessed at 12:07 pm and reconvened at 2:11 pm.

* * * * *

Council heard from one speaker who spoke to other aspects of the development application process.

MOVED by Councillor De Genova
SECONDED by Councillor Carr

- A. THAT Council adopt the resolution attached as Appendix A of the Report dated May 9, 2022, entitled "Development Application and Permitting Modernization Task Force – Report back on Design Guidelines and Protection of Trees By-law Policies", for a period of 24 months in order to extend the resolution it initially approved on June 8, 2021, not to enforce certain design guidelines that have been developed for one and two family dwellings seeking a development permit in specific neighbourhoods (RS-3 and RS-3A, RS-5, RT-3, RT-6, RT-7, RT-8, RT-9 and RT-10 Zoning Districts) to continue to enable faster processing of residential development permit applications by reducing the number of conditions and reviews;

FURTHER THAT staff use the 24-month period to consider recommending a possible update to the Zoning and Development By-law.

- B. THAT Council adopt the resolution attached as Appendix B of the Report dated May 9, 2022, entitled "Development Application and Permitting Modernization Task Force – Report back on Design Guidelines and Protection of Trees By-law Policies", to be effective until December 31, 2023 to extend sections A and C of the resolution initially approved on June 8, 2021, not to enforce certain sections of the Protection of Trees By-law to continue to enable faster processing of development permit applications and reduce further backlogs;

FURTHER THAT staff use the time to prepare a comprehensive update to the Protection of Trees By-law.

- C. THAT Council approve, in principle, an amendment to section 2.2. of the Protection of Trees By-law, to define a tree as having a diameter of 20 cm., rather than the one year pilot of 30 cm., as generally set out in Appendix C of the Report dated May 9, 2022, entitled "Development Application and Permitting Modernization Task Force – Report back on Design Guidelines and Protection of Trees By-law Policies";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the By-law set out in Appendix C of the above-noted report.

amended

At 2:56 pm, during debate, Mayor Stewart relinquished the Chair to Deputy Mayor Bligh in order to participate in debate and put forward an amendment, and resumed as Chair when completed.

AMENDMENT MOVED by Mayor Stewart
SECONDED by Councillor De Genova

THAT the following be added as D:

THAT Council direct the Permitting Task Force to review and report back to Council on guaranteed permitting timelines, including automatic approval or fee waiver programs, as well as potential budget and legal implications if the City of Vancouver were to implement these types of policies.

CARRIED UNANIMOUSLY (Vote No. 08410)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 08411)

FINAL MOTION AS APPROVED

- A. THAT Council adopt the resolution attached as Appendix A of the Report dated May 9, 2022, entitled “Development Application and Permitting Modernization Task Force – Report back on Design Guidelines and Protection of Trees By-law Policies”, for a period of 24 months in order to extend the resolution it initially approved on June 8, 2021, not to enforce certain design guidelines that have been developed for one and two family dwellings seeking a development permit in specific neighbourhoods (RS-3 and RS-3A, RS-5, RT-3, RT-6, RT-7, RT-8, RT-9 and RT-10 Zoning Districts) to continue to enable faster processing of residential development permit applications by reducing the number of conditions and reviews;

FURTHER THAT staff use the 24-month period to consider recommending a possible update to the Zoning and Development By-law.

- B. THAT Council adopt the resolution attached as Appendix B of the Report dated May 9, 2022, entitled “Development Application and Permitting Modernization Task Force – Report back on Design Guidelines and Protection of Trees By-law Policies”, to be effective until December 31, 2023 to extend sections A and C of the resolution initially approved on June 8, 2021, not to enforce certain sections of the Protection of Trees By-law to continue to enable faster processing of development permit applications and reduce further backlogs;

FURTHER THAT staff use the time to prepare a comprehensive update to the Protection of Trees By-law.

- C. THAT Council approve, in principle, an amendment to section 2.2. of the Protection of Trees By-law, to define a tree as having a diameter of 20 cm., rather than the one year pilot of 30 cm., as generally set out in Appendix C of the Report dated May 9, 2022, entitled “Development Application and Permitting Modernization Task Force – Report back on Design Guidelines and Protection of Trees By-law Policies”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the By-law set out in Appendix C of the above-noted report.

- D. THAT Council direct the Permitting Task Force to review and report back to Council on guaranteed permitting timelines, including automatic approval or fee

waiver programs, as well as potential budget and legal implications if the City of Vancouver were to implement these types of policies.

**4. Heritage Revitalization Agreement (HRA) Amendment – 2856 West 3rd Avenue, Logan House
May 10, 2022**

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Sections 592 of the *Vancouver Charter*, a by-law to amend the Heritage Revitalization Agreement (the “HRA”) entered into pursuant to Heritage Revitalization Agreement By-law No. 10927 enacted on April 29, 2014, in respect of the heritage building known as the Logan House (the “heritage building”), located at 2856 West 3rd Avenue (PID 012-316-253; LOT 4 OF LOT 2 BLOCK 28 DISTRICT LOT 192 PLAN 2375 (the “Lands”)), which is listed on the Vancouver Heritage Register in the ‘B’ evaluation category, in order to allow for development as contemplated within development permit application DP-2021-00067 that is consistent with the benefit of by-law variances as provided for in the HRA, generally in accordance with Appendix A of the Report dated May 10, 2022, entitled “Heritage Revitalization Agreement (HRA) Amendment – 2856 West 3rd Avenue, Logan House”.
- B. THAT the amendment to the HRA shall be prepared, registered, and given priority on title to the Lands, to the satisfaction of the Director of Legal Services, in consultation with the Director of Planning.
- C. THAT A above be adopted on the following conditions:
 - i. THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
 - ii. THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (08433)

**5. Graffiti Abatement Grants to Business Improvement Associations (BIAs)
May 10, 2022**

Staff from Planning, Urban Design and Sustainability presented on the item and along with staff from Engineering Services responded to questions.

Council heard from three speakers in support of the recommendations.

MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

- A. THAT, pursuant to section 206(1)(j) of the *Vancouver Charter*, Council approve up to \$500,000 for the BIA Graffiti Abatement Grants as described in the Report dated May 10, 2022, entitled "Graffiti Abatement Grants to Business Improvement Associations (BIAs)", to be disbursed to the 22 Business Improvement Associations (BIAs) as set out in Appendix A of the same report.
- B. THAT Council deem the 22 BIAs to be contributing to the beautification of the City.
- C. THAT the grants be subject to the BIAs executing and delivering a grant letter agreement received from the City of Vancouver and satisfactory to the Director of Legal Services.
- D. THAT the Director of Legal Services be authorized to execute the appropriate grant agreements with each of the respective BIA associations.

amended

AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor Wiebe

THAT the following be added to the end of A:

FURTHER THAT Council approve up to \$20,000 for community Artist Collectives, restorative justice organizations, non profits and/or peer employment organizations and/or peer employment organizations to work with the youth doing graffiti and mentor them;

AND FURTHER THAT Council, as a quick start action, direct staff to work with the BIAs, street art community and related organizations to designate boarded up storefronts as sanctioned graffiti zones to both alleviate graffiti on businesses and upgrade the look of vacant spaces.

amended

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

THAT the following be added after to the end:

FURTHER THAT this funding come from the revenue stabilization reserve.

CARRIED UNANIMOUSLY (Vote No. 08412)

AMENDMENT TO THE AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Carr

THAT in the proposed “AND FURTHER THAT”, the following words be deleted:
“boarded up storefronts as”, “both”, and “and upgrade the look of vacant spaces”, and
read as follows:

AND FURTHER THAT Council, as a quick start action, direct staff to work with
the BIAs, street art community and related organizations to designate sanctioned
graffiti zones to alleviate graffiti on businesses.

CARRIED UNANIMOUSLY (Vote No. 08413)

The amendments to the amendment having carried, the amendment as amended was put and
CARRIED UNANIMOUSLY (Vote No. 08414). Subsequently, the motion as amended was put
and CARRIED UNANIMOUSLY AND A and B BY THE REQUIRED MAJORITY (Vote No.
08415).

FINAL MOTION AS APPROVED

- A. THAT, pursuant to section 206(1)(j) of the *Vancouver Charter*, Council approve
up to \$500,000 for the BIA Graffiti Abatement Grants as described in the Report
dated May 10, 2022, entitled “Graffiti Abatement Grants to Business
Improvement Associations (BIAs)”, to be disbursed to the 22 BIAs as set out in
Appendix A of the same report;

FURTHER THAT Council approve up to \$20,000 for community Artist
Collectives, restorative justice organizations, non profits and/or peer employment
organizations and/or peer employment organizations to work with the youth doing
graffiti and mentor them;

FURTHER THAT this funding come from the revenue stabilization reserve;

AND FURTHER THAT Council, as a quick start action, direct staff to work with
the BIAs, street art community and related organizations to designate sanctioned
graffiti zones to alleviate graffiti on businesses.

- B. THAT Council deem the 22 BIAs to be contributing to the beautification of the
City.
- C. THAT the grants be subject to the BIAs executing and delivering a grant letter
agreement received from the City of Vancouver and satisfactory to the Director of
Legal Services.
- D. THAT the Director of Legal Services be authorized to execute the appropriate
grant agreements with each of the respective BIA associations.

REFERRAL REPORTS

1. Regulation Redesign – Draft Updated Zoning and Development By-law May 24, 2022

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the application 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 and Development By-law amendments in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to reformat it, to apply new use terms, and to consolidate and improve the consistency of regulations, generally as presented in Appendix of the Referral Report dated May 24, 2022, entitled “Regulation Redesign – Draft Updated Zoning and Development By-law”.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A of the above-noted report.

- B. THAT subject to approval of A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval amendments to the following by-laws, in order to update terms and correct section references:

- (i) the Area Specific Development Cost Levy By-law;
- (ii) the Building By-law;
- (iii) the Crossing By-law;
- (iv) the Downtown Official Development Plan By-law;
- (v) the Downtown Eastside/Oppenheimer Official Development Plan;
- (vi) the Electrical By-law;
- (vii) the Fire By-law;
- (viii) the Gas Fitting By-law;
- (ix) the Green Demolition By-law;
- (x) the Greenhouse Gas Emission Reduction Official Development Plan By-law;
- (xi) the License By-law;
- (xii) the Local Improvement Procedure By-law;
- (xiii) the Miscellaneous Fees By-law;
- (xiv) the Noise Control By-law;
- (xv) the Parking By-law;
- (xvi) the Protection of Trees By-law;
- (xvii) the Southeast Granville Slopes Official Development Plan By-law;
- (xviii) the Standards of Maintenance By-law;
- (xix) the Street and Traffic By-law;

- (xx) the Street Distribution of Publications By-law;
- (xxi) the Subdivision By-law;
- (xxii) the Vancouver Development Cost Levy By-law;
- (xxiii) the Vancouver Utilities Development Cost Levy By-law;
- (xxiv) the Vehicles for Hire By-law;
- (xxv) the Water Works By-law; and
- (xxvi) the Zoning and Development Fee By-law, generally as presented in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the above by-laws generally in accordance with Appendix B of the Referral Report dated May 24, 2022, entitled "Regulation Redesign – Draft Updated Zoning and Development By-law".

- C. THAT at the time of enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval consequential amendments to various land use documents, generally in accordance with Appendix C of the Referral Report dated May 24, 2022, entitled "Regulation Redesign – Draft Updated Zoning and Development By-law".
- D. THAT A to C above be adopted on the following conditions:
 - (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 08434)

**2. 2022 Annual Inflationary Rate Adjustments to Density Bonus Contributions
May 24, 2022**

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to implement 2022 inflationary rate adjustments for density bonus contributions by amending Schedule F of the Zoning and Development By-law to be effective September 30, 2022, as shown in Appendix A of the Referral Report dated May 24, 2022, entitled "2022 Annual Inflationary Rate Adjustments to Density Bonus Contributions";

FURTHER THAT the application be referred to a public hearing;

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

- B. THAT Council direct staff to recalibrate Density Bonus rates supported by economic testing, and report back on an implementation plan in Q4 2022.

ADOPTED ON CONSENT (Vote No. 08435)

**3. CD-1 Rezoning: 3970-3998 Main Street
May 24, 2022**

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, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT, the application by Locarno Legacy Corporation, on behalf of The Lydia Project Holdings Ltd., Inc. No. BC1312167, the registered owner of the lands located at 3970-3998 Main Street [*Lots A, 7, and 8, all of Block 1 District Lot 301 Plan 5112; PIDs 011-244-003, 011-243-741 and 011-243-767 respectively*] to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.50 to 3.97 and the building height from 22.0 m (72.2 ft.) to 22.6 m (74.1 ft.) and to a maximum of 25.2 m (82.7 ft.) to accommodate a partial seventh-floor amenity area, to permit the development of a six-storey mixed-use building containing a total of 60 secured market rental housing units and commercial space on the ground floor, 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 May 24, 2022, entitled "CD-1 Rezoning: 3970-3998 Main Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture, received September 7, 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 May 24, 2022, entitled "CD-1 Rezoning: 3970-3998 Main 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 May 24, 2022, entitled "CD-1 Rezoning: 3970-3998 Main Street", be approved.
- D. 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 May 24, 2022, entitled "CD-1 Rezoning: 3970-3998 Main 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.

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

ADOPTED ON CONSENT (Vote No. 08436)

**4. Text Amendment CD-1 (567) East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South
May 24, 2022**

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 Wesgroup Properties Inc. ("Wesgroup"), on behalf of Park Lane River District Developments Ltd., the registered owner of the lands located at:

- 3480 East Kent Avenue South [*PID 029-292-298; Lot 37 District Lots 330 & 331 Group 1 New Westminster District Plan EPP31354 Except EPP91177*]; and
- 3522 East Kent Avenue South [*PID 029-292-310; Lot 38 District Lot 331 Group 1 New Westminster District Plan EPP31354*];

to amend CD-1 (567) East Fraser Lands Waterfront Precinct By-law No. 10943, to increase the permitted floor area from 103,917 sq. m (1,118,553 sq. ft.) to 145,114 sq. m (1,561,995 sq. ft.); and to increase maximum building heights to allow additional social housing, secured rental housing, and strata market housing, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated May 24, 2022, entitled "Text Amendment CD-1 (567) East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Boniface Oleksiuk Politano Architects, received October 25, 2021, 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 May 24, 2022, entitled "Text Amendment CD-1 (567) East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South", 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 amended CD-1 By-law referenced in A above, the draft amendment to the East Fraser Lands Official Development Plan By-law

No. 9393, prepared for the Public Hearing in accordance with Appendix D of the Referral Report dated May 24, 2022, entitled "Text Amendment CD-1 (567) East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South", be approved in principle.

- D. THAT, subject to approval of the amended CD-1 By-law referenced in A above, the draft amendment to the Vancouver Utilities Development Cost Levy By-law No. 12183, prepared for the Public Hearing in accordance with Appendix E of the Referral Report dated May 24, 2022, entitled "Text Amendment CD-1 (567) East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South", be approved in principle;

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 CD-1 By-law.

- E. THAT, at the time of enactment of the amended CD-1 By-law referenced in A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval the updated East Fraser Lands Design Guidelines as outlined in Appendix J of the Referral Report dated May 24, 2022, entitled "Text Amendment CD-1 (567) East Fraser Lands Waterfront Precinct: 3480 East Kent Avenue South and 3522 East Kent Avenue South".
- F. THAT A to E above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; 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. 08437)

**5. CD-1 Rezoning: 901 West Broadway
May 24, 2022**

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 Zeidler Architecture, on behalf of 1130962 B.C. Ltd¹., the registered owner of the lands located at 901 West Broadway [*Lots 11 and 12, Except the north 8 feet, now lane, of Block 336, District Lot 526, Plan 590; PIDs 003-729-184 and 003-729-192*], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum permitted floor space ratio (FSR) from 3.00 to 7.95 and the building height from 9.2 m (30.2 ft.) to 40.5 m (133 ft.), to permit the development of a 12-storey building containing ground-floor commercial space and hotel use, 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 May 24, 2022, entitled "CD-1 Rezoning: 901 West Broadway", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Zeidler Architecture, received December 23, 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 of the CD-1 By-law, 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 May 24, 2022, entitled "CD-1 Rezoning: 901 West Broadway", be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 901 West Broadway";

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

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

¹ Represented by Hallmark Hospitality Group

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. 08438)

**6. CD-1 Rezoning: 5589-5661 Baillie Street
May 24, 2022**

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-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT, the application by Integra Architecture Inc. on behalf of Baillie 40 Street Ventures BT Ltd., the registered owner of the lands located at 5589-5661 Baillie Street [Lots 15 to 18 of Lot 2 Block 998 District Lot 526 Plan 9894; PIDs: 009-396-675, 009-430-504, 004-513-070 and 009-430-521 respectively], to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.7 to 2.5 and the maximum building height from 10.7 m (35 ft.) to 19.65 m (64.5 ft.) to permit the development of two six-storey residential buildings, consisting of 120 secured market rental 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 May 24, 2022, entitled "CD-1 Rezoning: 5589-5661 Baillie Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Integra Architecture Inc., received October 5, 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, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 5589-5661 Baillie 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 the 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 May 24, 2022, entitled "CD-1 Rezoning: 5589-5661 Baillie 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 new CD-1 By-law.

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

ADOPTED ON CONSENT (Vote No. 08439)

**7. CD-1 (313) Text Amendment: 2010 Harrison Drive
May 24, 2022**

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-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by DYS Architecture, on behalf of German-Canadian Benevolent Society of British Columbia (Inc. No. S0007115), the registered owner of the lands located at 2010 Harrison Drive [PID: 007-701-004; Lot A Blocks 23 and 29A Fraserview Plan 14913], to amend the text of CD-1 (Comprehensive Development) District (313) By-law No. 7196 to increase the maximum floor space ratio (FSR) from 0.85 to 2.02 and the maximum building heights from 12.0 m (39 ft.) to 23.4 m (77 ft.) and 18.1 m (59 ft.) to permit the development of a six-storey seniors care facility and a six-storey secured-market rental building, of which 20% of the residential floor area will be secured as below-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 May 24, 2022, entitled "CD-1 (313) Text Amendment: 2010 Harrison Drive", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by DYS Architecture, received October 27, 2021 and supplemental plans received January 4, 2022 and March 10, 2022, 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 Appendix B of the Referral Report dated May 24, 2022, entitled "CD-1 (313) Text Amendment: 2010 Harrison Drive", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the amended 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. 08440)

**8. CD-1 Rezoning: 1780 East Broadway
May 24, 2022**

The General Manager of, and staff from, Planning, Urban Design and Sustainability, and along with staff from Legal Services responded to questions,.

MOVED by Councillor De Genova

SECONDED by Councillor Boyle

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, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Perkins + Will on behalf of Snowcat Property Holdings Ltd., the registered owner of the lands located at 1780 East Broadway [PID 006-634-851, Lot I Block 162 District Lot 264A Plan 20377 Except Part in Plan EPP35255], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit a mixed-use development with three towers of varying heights above a retail base and a public plaza, a maximum building height of 108.3 m (355 ft.), total floor area of 55,989 sq. m (602,662 sq. ft.), and a floor space ratio (FSR) of 5.7, 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 May 24, 2022, entitled "CD-1 Rezoning: 1780 East Broadway", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins + Will, received November 2, 2021, 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 May 24, 2022, entitled "CD-1 Rezoning: 1780 East Broadway", the Director of Legal Services be

instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.

- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 1780 East Broadway", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 1780 East Broadway";

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

- E. THAT A to 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

REFERRAL MOVED by Councillor Hardwick
SECONDED by Councillor Carr

THAT the rezoning application and plans, described below, be referred back to Staff to work with the Applicant to develop recommendations that are consistent with the Grandview-Woodland Community Plan.

not put

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

THAT the following words be added to the end of the proposed referral “particularly in regards to a large public plaza at 1780 East Broadway.”

not put

Following a brief recess, the Mayor ruled the amendment to the referral out of order as it mentions specific aspects of the application.

Subsequently, at 4:40 pm, Councillor De Genova called a Point of Order under section 8.7(f) of the *Procedure By-law* stating the referral back to staff is frivolous as the Report states the recommendations are consistent with the Grandview-Woodland Community Plan. Following a brief recess, the Mayor ruled in favour of the Point of Order, noting that Council’s decision is to refer the item to a Public Hearing or not, and a referral back to staff is not required.

* * * * *

At 4:55 pm, it was,

*MOVED by Councillor Carr
SECONDED by Councillor Bligh*

THAT Council extend the meeting past 5 pm to complete the business on the agenda.

*CARRIED BY THE REQUIRED MAJORITY
(Councillors Fry and Hardwick opposed)*

* * * * *

The referral and amendment having been ruled out of order, the main motion was put and CARRIED (Vote No. 08417) with Councillor Hardwick opposed.

**9. CD-1 Rezoning: 1290 Hornby Street
May 24, 2022**

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, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Buttjes Architecture on behalf of W.F.C. Properties Inc., the registered owner of the lands located at 1290 Hornby Street [*Lots 15 to 19, all of Block 101 District Lot 541 Plan 210; PIDs: 008-206-899, 008-206-937, 008-206-953, 008-206-970 and 008-206-988, respectively*] to rezone the lands from DD (Downtown District) to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 5.00 to 11.96 and the maximum building height from 91.4 m (300 ft.) to 106.11 m (348.13 ft.), to permit the development of a 35-storey mixed-use building containing 211 strata-titled residential units and a cultural amenity 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 May 24, 2022, entitled "CD-1 Rezoning: 1290 Hornby Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Merrick Architecture, received December 13, 2018, with addendums received November 27, 2019 and addendums by Buttjes Architecture received March 11, 2022, 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, 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 May 24, 2022, entitled "CD-1 Rezoning: 1290 Hornby 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 A, generally as set out in Appendix C of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 1290 Hornby Street;

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

- D. THAT A to C above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property and any

costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

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

ADOPTED ON CONSENT (Vote No. 08441)

**10. CD-1 Rezoning: 131-163 West 49th Avenue
May 24, 2022**

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-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Yamamoto Architecture on behalf of 1327278 B.C. Ltd.², the registered owner of the lands located at:
- 131-161 West 49th Avenue [*Lots 15-20 of Block 1163 District Lot 526 Plan 4757; PIDs 007-472-528, 011-324-414, 011-324-431, 011-324-449, 011-324-481 and 011-324-503, respectively*]; and
 - 163 West 49th Avenue [*PID 011-602-546; Lot A of Lot 7 Block 1000 District Lot 526 Plan 21840*];

to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.7 to 2.5 and the maximum building height from 10.7 m (35 ft.) to 17.7 m (58 ft.) to permit the development of a four-storey mixed-use building containing 68 strata-titled residential units with commercial space on the ground floor, 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 May 24, 2022, entitled "CD-1 Rezoning: 131-163 West 49th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Yamamoto Architecture, received July 27, 2021 and supplemental plans received September 9, 2021, provided that

² Represented by Alabaster Developments Ltd.

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 enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 131-163 West 49th Avenue";

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

- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 131-163 West 49th Avenue", be approved.

- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 131-163 West 49th 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 to D above be adopted on the following conditions:

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

ADOPTED ON CONSENT (Vote No. 08442)

**11. CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue
May 24, 2022**

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 Wesgroup Properties LP on behalf of:

- Shaughnessy Laurel (Lot A) Investments Ltd.;
- Shaughnessy Laurel (Lot B) Investments Ltd.;
- Shaughnessy Laurel (Lot C) Investments Ltd.;
- Shaughnessy Laurel (Lot D) Investments Ltd.;
- Shaughnessy Laurel (Lot E) Investments Ltd.;
- Shaughnessy Laurel (Lot F) Investments Ltd.;
- Shaughnessy Laurel (Lot G) Investments Ltd.; and
- Shaughnessy Laurel (Lot H) Investments Ltd.

the registered owners of the lands located at:

- 906-982 West 18th Avenue [*Lots A to D of Block 536 District Lot 472 Plan 8952; PIDs 009-875-794, 009-875-816, 009-875-824, and 009-875-832 respectively*];
- 907-969 West 19th Avenue [*Lots E to H of Block 536 District Lot 472 Plan 8952; PIDs 009-876-111, 009-876-120, 009-876-138, and 009-876-146 respectively*];

to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.60 to 1.81 and the maximum building height from 9.2 m (30 ft.) to 21.0 m (69 ft.) and to 25.6 m (84 ft.) for the portion with a rooftop amenity, to permit the development of a six-storey strata residential building with an at-grade childcare facility, a six-storey secured rental building, and seven townhouse buildings, comprising of a total of 208 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 May 24, 2022, entitled "CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Formwerks Architectural Inc., received

January 21, 2021 and supplemental plans received August 30, 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 May 24, 2022, entitled "CD-1 Rezoning: 906-982 West 18th Avenue and 907-969 West 19th 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, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.
- 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. 08443)

**12. CD-1 Rezoning: 625-777 Pacific Street and 1390 Granville Street (Granville Loops)
May 24, 2022**

The General Manager of Planning, Urban Design and Sustainability responded to questions.

MOVED by Councillor De Genova
SECONDED by Councillor Carr

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, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by the General Manager of Real Estate and Facilities Management, on behalf the City of Vancouver, the registered owner of the lands located at:

- 625 Pacific Street [*PID 009-529-888; Lot C Block 113 District Lot 541 Plan 10040*];
- 1390 Granville Street [*PID 030-524-989; Lot 2 Block 113 District Lot 541 Group 1 New Westminster District Plan EPP76945*];
- 777 Pacific Street [*PID 030-520-592; Lot 1 Block 112 District Lot 541 Group 1 New Westminster District Plan EPP76941*];

to rezone the lands from DD (Downtown District) to CD-1 (Comprehensive Development) District to permit the development of four sites with six buildings combined, with an overall increase in the permitted floor area from 53,858 sq. m (579,550 sq. ft.) to 86,403 m² (930,034 sf), with heights up to 121 m (395.3 ft.) for strata-titled, secured-market rental and social housing units, retail uses, and a childcare 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 May 24, 2022, entitled "CD-1 Rezoning: 625-777 Pacific Street and 1390 Granville Street (Granville Loops)", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Real Estate and Facilities Management, received May 11, 2021 and supplemental drawings received January 19, 2022, 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 in the above-noted report.

B. THAT Council approve the application(s) to amend CD-1 (503) By-law No. 10249 for 1304 Howe Street to amend the site maps, generally as presented in Appendix D of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 625-777 Pacific Street and 1390 Granville Street (Granville Loops)";

FURTHER THAT the draft CD-1 By-law amendment, prepared for the Public Hearing in accordance with Appendix D of the above-noted report, be approved in principle.

C. 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 May 24, 2022, entitled "CD-1 Rezoning: 625-777 Pacific Street and 1390 Granville Street

(Granville Loops)”, 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, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.

- D. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated May 24, 2022, entitled “CD-1 Rezoning: 625-777 Pacific Street and 1390 Granville Street (Granville Loops)”, be approved.
- E. THAT, subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated May 24, 2022, entitled “CD-1 Rezoning: 625-777 Pacific Street and 1390 Granville Street (Granville Loops)”;

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.

- F. THAT subject to approval in principle of the rezoning, the General Manager of Planning, Urban Design and Sustainability be instructed to prepare the Design Guidelines for adoption, at the time of enactment of the zoning by-law.
- G. THAT A to F above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a 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. 08418)
(Councillor Hardwick opposed)

**13. CD-1 Rezoning: 2009-2037 Stainsbury Avenue
May 24, 2022**

The General Manager of Planning, Urban Design and Sustainability responded to questions.

MOVED by Councillor De Genova
SECONDED by Councillor Wiebe

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-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Public: Architecture + Communication on behalf of the City of Vancouver, the registered owner of the lands located at:
- 2009 Stainsbury Avenue [*PID 013-756-834; Lot A Block 6 District Lot 195 Plan 22230*];
 - 2015 Stainsbury Avenue [*PID 013-755-501; Lot 5 Block 6 District Lot 195 Plan 1976*];
 - 2021 Stainsbury Avenue [*PID 013-755-510; Lot 6 Block 7 District Lot 195 Plan 1976*]; and
 - 2031-2037 Stainsbury Avenue [*PID 014-138-301 and PID 004-763-114; Lots 7 to 8 Blocks 6 to 8 District Lot 195 Plan 1976*];

to rezone the lands from RS-1 (Residential) to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.70 to 3.53 and the building height from 10.7 m (35 ft.) to 23.4 m (76.8 ft.) to permit the development of a seven-storey residential building containing 123 social housing 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 May 24, 2022, entitled "CD-1 Rezoning: 2009-2037 Stainsbury Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Public: Architecture + Communication, received December 2, 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 May 24, 2022, entitled "CD-1 Rezoning: 2009-2037 Stainsbury Avenue, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 2009-2037 Stainsbury Avenue;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.
- D. THAT A to C above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED (Vote No. 08419)
(Councillor Hardwick opposed)

**14. CD-1 Rezoning: 2062-2092 East Broadway
May 24, 2022**

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-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by RH Architects on behalf of the registered owners:
- Bucci Lakewood Project Ltd., the registered owners of the lands at 2062 East Broadway [*PID 011-495-634; Lot 8 of Lot B Block 163 District Lot 264A Plan 4560*];
 - An Trung Hoang and Bich Hanh Hoang, the registered owners of the lands at 2070 East Broadway [*PID 008-116-270; Lot 9 of Lot B Block 163 District Lot 264A Plan 4560*];
 - Yong Jun Su and Yee Won Leung, the registered owners of the lands at 2078 East Broadway [*PID 011-495-642; Lot 10 of Lot B Block 163 District Lot 264A Plan 4560*];
 - Hao Hao Heng Jiang, the registered owners of the lands at 2084 East Broadway [*PID 011-495-651; Lot 11 of Lot B Block 163 District Lot 264A Plan 4560*]; and
 - Marvin Chan and Pansy Chan, the registered owners of the lands at 2092 East Broadway [*PID 007-108-249; Lot 12 of Lot B Block 163 District Lot 264A Plan 4560*];

to rezone a consolidation of the lands from RT-5N (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 2.65 and the maximum building height from 10.7 m (35 ft.) to 21.0 m (68.8 ft.), to permit the development of a six-storey residential building containing 71 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 May 24, 2022, entitled "CD-1 Rezoning: 2062-2092 East Broadway", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by RH Architects Inc., received on September 3, 2021, provided the Director of Planning may allow minor alteration 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 A above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

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

ADOPTED ON CONSENT (Vote No. 08444)

**15. CD-1 Rezoning: 418-496 Alexander Street
May 24, 2022**

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 TL Housing Solutions Ltd. on behalf of Atira Development Society, the registered owner of the lands located at:

- 418-496 Alexander Street [*Lots 9 to 16, Block 41 District Lot 196 Plan 196; PIDs 008-703-281, 008-703-388, 015-589-358, 010-456-066, 010-456-091, 003-643-301, 004-691-903, 006-585-353, respectively*];

to rezone the lands from DEOD (Downtown Eastside/Oppenheimer) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 5.67 and the building height from 15 m (49.21 ft.) to 48.8 m (160 ft.), to permit the development of a 16-storey mixed-use building containing 181 social housing units, a social enterprise space and childcare facility, 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 May 24, 2022, entitled "CD-1 Rezoning: 418-496 Alexander Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by IBI Group Architects Inc., received June 3, 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 Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 418-496 Alexander Street".

- 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 May 24, 2022, entitled "CD-1 Rezoning: 418-496 Alexander 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 May 24, 2022, entitled "CD-1 Rezoning: 418-496 Alexander Street", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated May 24, 2022, entitled "CD-1 Rezoning: 418-496 Alexander 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.

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

ADOPTED ON CONSENT (Vote No. 08445)

BY-LAWS

MOVED by Councillor De Genova
SECONDED by Councillor Fry

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 2, 18, 19, 20, 23, 24 and 25, inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED (Vote No. 08420)
(Councillor Hardwick opposed)

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT Council enact the by-law listed on the agenda for this meeting as number 11, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED (Vote No. 08421)
(Councillors Hardwick and Swanson opposed)

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT Council enact the by-law listed on the agenda for this meeting as number 13, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED (Vote No. 08422)
(Councillor Swanson opposed)

MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

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, 3 to 10, 12, 14 to 17, 21, 22, 26 and 27, inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend the Vacancy Tax By-law No. 11674 regarding an increase to the tax rate (By-law No. 13341)
2. A By-law to amend License By-law No. 4450 regarding accepting reusable cups (By-law No. 13342)
3. A By-law to amend Ticket Offences By-law No. 9360 regarding accepting reusable cups (By-law No. 13343)

4. A By-law to amend Election By-law No. 9070 regarding mail ballots and special voting (By-law No. 13344)
5. A By-law to amend Building By-law No. 12511 regarding carbon emissions, air filtration, and embodied carbon limits (By-law No. 13345)
6. A By-law to amend Building By-law No. 12511 regarding the limiting of Greenhouse Gas Emissions in existing 1 and 2 Family Home Mechanical Systems and Housekeeping Amendments (By-law No. 13346)
7. A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 regarding increases in height and FSR (By-law No. 13347)
8. A By-law to amend Zoning and Development By-law No. 3575 regarding increases in FSR in the FC-1 District Schedule (By-law No. 13348)
(Councillor Hardwick ineligible to vote)
9. A By-law to designate certain real property as protected heritage property (2014 West 15th Avenue – Morrison Residence) (By-law No. 13349)
(Councillor Hardwick ineligible to vote)
10. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (750 Southwest Marine Drive) (By-law No. 13350)
(Councillors Dominato and Swanson ineligible to vote)
11. A By-law to amend Zoning and Development By-law No. 3575 to rezone and area to CD-1 (4118-4138 Cambie Street) (By-law No. 13351)
12. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (110 West 4th Avenue) (By-law No. 13352)
13. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1265-1281 Kingsway) (By-law No. 13353)
14. A By-law to amend CD-1 (801) By-law No. 13221 (1636 Clark Drive and 1321-1395 East 1st Avenue) (By-law No. 13354)
(Councillor Swanson ineligible to vote)
15. A By-law to amend CD-1 (792) By-law No. 13144 (445 Kingsway and 2935 St. George Street) (By-law No. 13355)
(Councillor Swanson ineligible to vote)
16. A By-law to amend CD-1 (804) By-law No. 13260 (6825 West Boulevard) (By-law No. 13356)
(Councillor Swanson ineligible to vote)
17. A By-law to amend CD-1 (386) By-law No. 7971 (1001 Hornby Street, 1050 and 1088 Burrard Street) (By-law No. 13357)
(Councillor Swanson ineligible to vote)

18. A By-law to enact a Housing Agreement for 1405 East 15th Avenue and 2047-3071 Maddams Street (By-law No. 13358)
19. A By-law to enact a Housing Agreement 1059-1075 Nelson Street (Social Housing) (By-law No. 13359)
20. A By-law to enact a Housing Agreement 1059-1075 Nelson Street (Market Rental Housing) (By-law No. 13360)
21. A By-law to enact a Housing Agreement for 8460 Ash Street and 8495 Cambie Street (Lot A – For Profit Affordable Rental Housing) (By-law No. 13361)
22. A By-law to enact a Housing Agreement for 8460 Ash Street and 8495 Cambie Street (Lot B – Social Housing) (By-law No. 13362)
23. A By-law to enact a Housing Agreement for 8460 Ash Street and 8495 Cambie Street (Lot C – For Profit Affordable Rental Housing) (By-law No. 13363)
24. A By-law to enact a Housing Agreement for 7280 Fraser Street (By-law No. 13364)
25. A By-law to enact a Housing Agreement for 724 East 56th Avenue (By-law No. 13365)
26. A By-law to enact a Housing Agreement for 4185 Main Street and Repeal By-law No. 12920 (By-law No. 13366)
27. A By-law to enact a Housing Agreement for 1837-1863 East 11th Avenue and 2631-285 Victoria Drive (By-law No. 13367)

MOTIONS

A. Administrative Motions

1. Approval of Form of Development – 6485 Manitoba Street

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT the form of development for this portion of the site known as 6485 Manitoba (formerly known as 105-125 West 49th Avenue) be approved generally as illustrated in the Development Application Number DP-2020-00836, prepared by Billard Architecture Inc., and submitted electronically, on November 24, 2021, 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. 08425)
(Councillors Hardwick and Swanson opposed)

2. Approval of Form of Development – 2450 Garden Drive

MOVED by Councillor De Genova

SECONDED by Councillor Carr

THAT the form of development for this portion of the site known as 2450 Garden Drive be approved generally as illustrated in the Development Application Number DP-2021-00206, prepared by Integra Architecture Inc., and submitted electronically on December 13, 2021, 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. 08426)

(Councillors Hardwick and Swanson opposed)

3. Approval of Form of Development – 110 West 4th Avenue

MOVED by Councillor De Genova

SECONDED by Councillor Bligh

THAT the form of development for this portion of the site known as 110 West 4th Avenue be approved generally as illustrated in the Development Application Number DP-2021-00298, prepared by Francl Architecture Inc., and received by Development, Buildings and Licensing on February 17, 2022, 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

4. Consequential Amendments to the Downtown Eastside/Oppenheimer Design Guidelines, and the Downtown Eastside Rezoning Policy

MOVED by Councillor De Genova

SECONDED by Councillor Wiebe

THAT the amended documents entitled “Downtown Eastside/Oppenheimer Design Guidelines” and “Downtown Eastside Rezoning Policy” previously approved by Council, be adopted by Council for use by applicants and staff.

CARRIED UNANIMOUSLY

B. Council Members' Motions

1. Requests for Leaves of Absence

MOVED by Councillor De Genova

SECONDED by Councillor Carr

- A. THAT Councillor Hardwick be granted Leaves of Absence for civic business from meetings on June 16, 2022, from 5 pm onwards; as well as July 27 and 29, 2022, from 9 am to 2 pm.
- B. THAT Councillor De Genova be granted a Leave of Absence for civic business from meetings on June 16, 2022, from 3 pm onwards.

CARRIED UNANIMOUSLY

2. Urging the BC Government to End Its Immigration Detention Contract with the Canada Border Services Agency

MOVED by Councillor Swanson

SECONDED by Councillor Boyle

WHEREAS

1. Human rights organizations and advocates in British Columbia and across Canada (including BC's Office of the Human Rights Commissioner, the British Columbia Civil Liberties Association, West Coast Leaf, BC Poverty Reduction Coalition, Centre for Gender and Sexual Health Equity, Community Legal Assistance Society, Immigration and Refugee Legal Clinic, Migrant Workers Centre BC, SWAN Vancouver, Prisoners' Legal Services, as well as hundreds of lawyers, academic scholars, healthcare providers, and people from various faith communities), and international organizations Human Rights Watch and Amnesty International, are calling for Canada to stop incarcerating immigration detainees in provincial jails;
2. Over the past five years, Canada has detained tens of thousands of individuals under immigration law while they await the resolution of their immigration or refugee matters, including children, survivors of severe trauma or persecution, and persons with disabilities including mental health conditions;
3. In a June 2021 joint report, Human Rights Watch and Amnesty International documented serious human rights violations within the Canadian immigration detention system. People in immigration detention are regularly handcuffed, shackled, and held with little to no contact with the outside world in some of the country's most restrictive confinement conditions, including maximum security provincial jails and solitary confinement;

4. Canada has no legislated limit to the length of time people can be held in immigration detention, so they can be held for months or years with no set release date;
5. There are viable alternatives to incarcerating people for immigration matters in provincial jails, as demonstrated when authorities released significant numbers of people from immigration detention early on in the pandemic;
6. Many people placed in immigration detention are already embedded in their communities and have the resources and support they require, including housing. Immigration detention is not a form of housing. In fact, many people are removed from their homes, families, communities, and employment when they are placed in immigration detention. For people who are detained on arrival or shortly after arriving in Canada, immigration detention interferes with their ability to access effective legal advice and representation, secure housing and employment, connect with friends and family members, and become settled in the community;
7. The federal government pays BC a \$235 per diem for each immigration detainee held in provincial jail. These funds could instead be used to invest in community-based organizations that provide support rather than surveillance. Such organizations include Rainbow Refugee and the Vancouver Association for Survivors of Torture, which provide access to housing, legal representation, counselling, medical services, language classes, and employment search support. Organizations like Kinbrace also provide services tailored to refugee claimants in the community while they await resolution of their applications;
8. In March 2022 submission to BC Corrections, BC's Office of the Human Rights Commissioner stated that the ableism and racism embedded in the current immigration detention system mean that people with disabilities and racialized people experience harsher treatment and are detained for longer periods of time. According to the Commissioner, there is strong evidence that current practices contravene BC's Human Rights Code and international human rights conventions;
9. The severe mental health consequences of immigration detention are consistently recognized in medical literature in Canada and abroad. Imprisonment in a penal institution has adverse effects on health, particularly for people with pre-existing mental health conditions, including those seen among survivors of trauma and persecution;
10. Canada's federal government has sole legal responsibility for border enforcement and immigration detention. However, a significant number of people in immigration detention are held in provincial jails on the basis of agreements between the federal government and provincial authorities. By virtue of these agreements, the provinces are implicated in human rights violations against immigration detainees incarcerated in provincial jails;
11. In an April 2022 joint legal memorandum, Human Rights Watch and Amnesty International found that Canada's practice of incarcerating immigration detainees

in provincial jails is inconsistent with international human rights standards, and jail conditions potentially breach federal-provincial immigration detention agreements;

12. Between fiscal years 2017-18 and 2019-20, hundreds of immigration detainees were held in BC provincial jails, most of them in Allouette Correctional Centre for Women, Fraser Regional Correctional Centre, and North Fraser Pretrial Services Centre;
13. BC Corrections is currently reviewing The BC government's 2017 agreement with the Canada Border Services Agency which allows for immigration detainees to be incarcerated in BC provincial jails. According to article 13(3) of the agreement, either signatory can cancel the agreement without explanation or penalty, with a year's written notice;
14. In accordance with the report recently published by the Special Committee on Reforming the Police Act, titled Transforming Policing and Community Safety in British Columbia, community safety requires the full decriminalization of immigration status; and
15. The City of Vancouver has an Access to City Services without Fear policy "to support access to City services by Vancouver residents with uncertain or no immigration status and who fear detention, psychological and physical harm, or deportation, when accessing services." But people who are incarcerated in immigration detention cannot access city services.

THEREFORE BE IT RESOLVED THAT Council ask the Mayor to write to the BC Minister of Public Safety, Mike Farnworth, urging him to respect the provincial government's human rights obligations by terminating its immigration detention agreement with the Canada Border Services Agency;

FURTHER THAT Council ask the Mayor to write to the federal government urging it to, rather than paying per diems for incarceration, to adequately fund community-based organisations that provide tailored and compassionate support, including rights-respecting alternatives to detention;

AND FURTHER THAT Council ask the Mayor to write to the federal government urging it to abolish immigration detention.

referred

MOVED by Councillor Swanson
SECONDED by Councillor Fry

THAT the motion entitled "Urging the BC Government to End Its Immigration Detention Contract with the Canada Border Services Agency" be referred to the Standing Committee on City Finance and Services meeting on June 8, 2022, in order to hear from speakers, debate and decision.

CARRIED UNANIMOUSLY

3. Dual Licenses, Cocktail Culture, and Vibrant Urban Nightscapes

At 5:18 pm, prior to the introduction of Item B3, Councillor Wiebe declared a conflict of Interest as they have interest in a liquor primary establishment in the area; Councillor Wiebe left the meeting and returned upon conclusion of Item B3.

MOVED by Councillor Fry

SECONDED by Councillor De Genova

WHEREAS

1. A vibrant and mixed nighttime economy can encourage tourism, boost the local economy, and contribute to shaping places where people live, work, and play;
2. The COVID-19 pandemic has significantly undermined the viability and vitality of Vancouver's nighttime economy and entertainment districts. The result of less nighttime visitors and activity has resulted diminished economic returns and employment, and seen a marked increase in vandalism, property destruction, and concerns for public safety;
3. Large destination nightclubs -- once a significant driver of the nighttime economy -- have been experiencing a decline since before the pandemic. Areas like the Toronto Entertainment District and Granville Entertainment District (GED) have been seeing steady diminution of nightclubs in response to changing tastes, land use priorities, economics, and what some analysts refer to as the commercialization and 'McDonaldisation' of urban nightlife leaving consumers with an increasingly standardized experience;¹
4. Experiential hospitality has filled the place of club culture, offering different themes, culinary, and cocktail experiences. Instead of binge drinking and loud crowded nightclubs; many consumers are seeking out cozier and more intimate spaces to gather and enjoy drinks, a meal, or late-night cocktails;²
5. Many restaurants (experiential or otherwise) will pursue a dual license that enables a licensed restaurant (Food Primary) to convert to a bar or lounge later in the evening (Liquor Primary). This allows the establishment to stay open and serve patrons later, but not have to keep an otherwise unnecessary full kitchen open and staffed;
6. The City of Vancouver classifies bars and lounges as Liquor Establishments and variously as:
 - a. Class 1, where the person capacity does not exceed 65;
 - b. Class 2, where the person capacity does not exceed 150;
 - c. Class 3, where the person capacity does not exceed 300;
 - d. Class 4, where the person capacity does not exceed 500;
 - e. Class 5, where the person capacity does not exceed 950; and
 - f. Class 6, where the person capacity exceeds 950;

7. Under the BC Liquor Control and Licensing Act (2017), dual licensing allows that a service area may be subject to both a Liquor Primary and a Food Primary licence as long as the licences are held by the same licensee. Food Primary licensees can apply to the Liquor and Cannabis Regulation Branch (LCRB) for a Liquor Primary licence at the same location to operate as a bar or nightclub after a specified hour;³
8. The City of Vancouver supports dual licensing applications from existing Food Primaries (FP) to operate under Liquor Primary (LP) licences after 10:00 pm provided that they meet the City's existing procedural and policy standards for LP establishments;
9. The City of Vancouver supports dual licensing applications EXCEPT for Food Primaries in the DTES and GED, where there exists a moratorium on new LP licenses. Notwithstanding the two moratoria, the City otherwise provides input on all LP licence applications to the LCRB;⁴
10. The DTES and GED moratoria were introduced in 2012 and 2017 respectively. In both cases the rationale was that a high concentrations of establishments serving liquor posed immediate harms to neighbourhood residents and visitors, such as violence associated with intoxication, and nuisance. These problem establishments were typically designed and operated as LP operations, generally large nightclubs and beer parlours. The moratoria did not consider dual licensing for FP establishments, market trends, or pandemic recovery;
11. Notwithstanding the moratoria and licensing limitations, many (relatively) newly opened FP Vancouver bars and restaurants in Chinatown and Gastown are winning international awards and accolades,⁵ contributing to vibrant nightscape, the animation of struggling and moribund districts, and local economy and employment. Dual licensing would benefit most if not all of these FPs by allowing reduced overhead and extended hours, and contributing direct and indirect activation and stewardship of their respective nightscapes; and
12. Since the 2012 and 2017 moratoria, Council have given support to develop *A Comprehensive Strategy for Realizing the Full Potential of the Nighttime Economy in the City of Vancouver*,⁶ and enable pandemic recovery by way of *One Time Exceptions to Liquor Primary Establishment Distancing and Moratoria*.⁷

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to lift the moratoria on Liquor Primary licensing in the DTES and GED specifically to allow eligible Food Primary licensees to apply for Dual Licensing for Class 1 and 2 Liquor Establishments only, under the regular citywide and provincial terms and conditions, allowing for additional considerations specific to the DTES and GED as necessary and expected.
- B. THAT Council direct staff to report back in one year with any findings and recommendations resulting from new dual licensing program in the DTES and GED by Q2 2023.

1. Urban Nightscapes: Youth Cultures, Pleasure Spaces and Corporate Power
https://books.google.ca/books?id=pAIQWhGLJQ4C&source=gbs_navlinks_s
2. Nation's Restaurant News: Bars rebound with more intimate spaces, emphasis on experience
<https://www.nrn.com/beverage-trends/bars-rebound-more-intimate-spaces-emphasis-experience>
3. BC Liquor Policy Manual, 13.2 Dual Licensing
https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/guides-and-manuals/liquor_policy_manual.pdf
4. Liquor Policy Review - Recommended Actions, 2017 VanRims 08-2000-20
<https://council.vancouver.ca/20170614/documents/cfsc4.pdf>
5. Small city, big drinks scene: Why Vancouver's flourishing cocktail culture is world-class
<https://www.thestar.com/life/travel/2022/03/25/small-city-big-drinks-scene-why-vancouver-s-flourishing-cocktail-culture-is-world-class.html>
6. A Comprehensive Strategy for Realizing the Full Potential of the Nighttime Economy in the City of Vancouver
<https://council.vancouver.ca/20190528/documents/motionb6.pdf>
7. One Time Exceptions to Liquor Primary Establishment Distancing and Moratoria
<https://council.vancouver.ca/20210330/documents/r2.pdf>

referred

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT the motion entitled "Dual Licenses, Cocktail Culture, and Vibrant Urban Nightscapes" be referred to the Standing Committee on City Finance and Services meeting on June 8, 2022, in order to hear from speakers, debate and decision.

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

4. Scaling Seniors Housing Needs in False Creek South

MOVED by Councillor Fry
SECONDED by Councillor Hardwick

WHEREAS

1. In False Creek South nearly one in three residents are above the age of 65, proportionately double that of Vancouver as a whole. There are over 2150 seniors (65 years and over) in the False Creek South Census Tract.¹ This is 35.9% of the area's population – up from 30.4% in the 2016 Census – and more than double the 17% of the City as a whole;

2. It is anticipated that the population in False Creek South and the surrounding areas will age significantly over the coming decade and beyond. BC's population continues to age, and the relative proportion of senior population is increasing. Province-wide, seniors are expected to represent 27 per cent of B.C.'s population by 2038;²
3. As residents age in place in False Creek South, there are very few opportunities for them to move into appropriate 'right-sized' housing, forcing them to otherwise stay in affordable housing that could be freed up for families. Through thoughtful and proactive planning there is an opportunity and imperative to provide appropriate housing and services so that seniors and people with disabilities can age in their community;
4. The Broadway Lodge and the Residences for Independent Living Society – (RILS) have successfully provided care and housing for seniors and adults with disabilities respectively in False Creek South for over 40 years. Both currently lease parcels of City-owned land in False Creek South, with the lease agreements for their current facilities expiring in 2036 and 2040;
5. Currently, the Broadway Lodge is the only long term care home in False Creek South or anywhere between Arbutus and Main and north of Broadway. The lodge currently provides 114 beds, but the facilities are aging and operators estimate they will need to be substantially upgraded by 2030;
6. The Broadway Lodge and the Residences for Independent Living Society have joined together to form the Broadway Group in order to provide a better economy of scale and development capacity to support the ageing population of False Creek South, and propose a vision for the future in a Campus of Care;
7. As more seniors are living to 85 and beyond, an increasing number of individuals will face limitations and long-term health challenges. This will put increasing pressure on all levels of government to ensure adequate support, in areas such as housing, health care and home care, as well as transportation, among other things. These demographic trends are predicting a substantial growth in the population of seniors in BC, and there are expected to be an increasing provincial investment in new Long Term Care beds, which will peak in the second half of the 2020's. With support and certainty, the Broadway Group could be well positioned to capture some of this investment to support their vision for a Campus of Care;
8. The City of Vancouver's Future of False Creek South: Advancing a Conceptual Development Plan and Addressing Lease Expiries report received by Council in October 2021 identified the importance of Community care facilities and special needs housing, with direction to prioritize working with housing operators and other levels of government, to secure replacement units in the community; and
9. On 28 October 2021, Council unanimously resolved to provide supportive or culturally appropriate housing for vulnerable and marginalized populations, including seniors and people with disabilities in False Creek South, as part of the

Future of False Creek South: Advancing a Conceptual Development Plan and Addressing Lease Expiries amended recommendations.

THEREFORE BE IT RESOLVED THAT Council direct the General Manager of Arts, Culture and Community Services to report back in September 2022 on a process for Council consideration, to make land available for a new False Creek South Campus of Care; to enable the Broadway Group to develop MOUs with necessary partners, and to secure funds from senior governments and private sources in order to develop housing and wrap-around services for the growing population of seniors in and near False Creek South to age in community and to secure care and housing for adults with disabilities in the area;

FURTHER THAT Council directs the General Manager of Planning, Development and Sustainability to consider this direction in the context of and as a possible catalyst for the larger False Creek South Community Plan.

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1. StatsCan: <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=canada&DGUIDlist=2021S05079330049.02,2021A000011124&GENDERlist=1,2,3&STATISTIClist=1&HEADERlist=0> [statcan.gc.ca]
 2. United Way: <https://www.uwlm.ca/news/b-c-s-senior-population-will-exceed-national-average/amp/> [uwlm.ca]

referred

MOVED by Councillor De Genova
SECONDED by Councillor Boyle

THAT the motion entitled “Scaling Seniors Housing Needs in False Creek South” be referred to the Standing Committee on City Finance and Services meeting on June 8, 2022, in order to hear from speakers, debate and decision.

CARRIED UNANIMOUSLY

5. Emergency Actions to Protect SRO Tenants from Displacement to Save Lives

MOVED by Councillor Swanson
SECONDED by Councillor Carr

WHEREAS

1. Single Room Occupancy (SRO) hotels constitute housing of last resort before homelessness for many of the city’s most vulnerable residents;
2. A variety of factors are currently leading to rapid displacement of tenants from several SRO buildings, including atrocious building conditions, fire, extreme vulnerability of some tenants and development pressures;

3. One Hotel (Winters) recently closed due to a massive fire in Gastown, and it is not clear if section 4.8 (a) of the Single Room Accommodation By-law allowing a permit condition that requires a contribution to an SRA replacement fund applies to hotels that have been destroyed by fire;
4. One SRO hotel (Cobalt), near the St Paul's hospital development site, is being purchased by a hotelier for the purposes of conversion;
5. The SRA By-law conversion fee was designed to pay for one unit of replacement housing, but the current cost to replace one unit of social housing has increased significantly above the by-law amount of \$230,000/room to \$300K to \$500K;
6. In the context of development pressures related to the St Paul's hospital project, the current SRA conversion charge is not sufficient to disincentivize conversion;
7. Tenants who lose their housing at this site may be unsettled temporarily or permanently;
8. Two SRO hotels (Lucky Lodge and Vogue Hotel) were recently emptied despite the best efforts of advocates and the RTB investigative unit;
9. Vacancy control is slowing the rate of increase in rents but it is unfortunately clear that existing civic and provincial legal and policy instruments are still insufficient to prevent mass displacement and homelessness of some SRO tenants;
10. Vulnerable tenants do not cope with the impact of forced moves, which create negative impacts on their mental and physical health, especially during the poison drug crisis and the intergenerational trauma of colonialism that is taking a huge toll on SRO tenants;
11. Tenants from the Winters were able to be relocated to the empty Columbia Hotel, meaning that other currently homeless people can't be located there;
12. Tripartite government partners are meeting to develop a proposal for an SRO Acquisition and Rehabilitation planning process for privately-owned SROs to reduce homelessness, but even once the planning process begins, it will take a long time to complete;
13. Urgent action is need to prevent evictions until an SRO strategy is in place; and
14. The Provincially mandated emergency eviction freeze during the first phase of the COVID-19 pandemic helped to stabilize tenants' occupancy in SROs.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back with proposed amendments to the SRA By-law to better ensure that the conversion charge applies to hotels destroyed by fire.

- B. THAT Council direct staff to report back with proposed amendments to the SRA by-law to increase the conversion fee to a rate that is adjusted regularly to reflect the actual cost of building one new social housing unit for every SRA unit lost.
- C. THAT Council direct staff to report back with proposed amendments to the SRA By-law to better guarantee that SRO tenants are re-housed in self-contained social housing at shelter rate or in suitable market housing with owners topping up the shelter rate if necessary, before SRO demolition or conversion permits are issued.
- D. THAT Council request the Mayor to urgently advocate to the province for an emergency eviction freeze until the SRO Acquisition and Rehabilitation Process starts providing the units people need.

referred

MOVED by Councillor Swanson
SECONDED by Councillor Carr

THAT the motion entitled “Emergency Actions to Protect SRO Tenants from Displacement to Save Lives” be referred to the Standing Committee on City Finance and Services meeting on June 8, 2022, in order to hear from speakers, debate and decision.

CARRIED UNANIMOUSLY

6. Moving Climate Goals Forward with Micromobility

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Fry

WHEREAS

1. Vancouver City Council declared a Climate Emergency in 2019 and subsequently in November 2020, approved the Climate Emergency Action Plan. The CEAP included six big moves, including the goal that by 2030 two-thirds of trips in Vancouver will be made by active transportation and transit;
2. Approximately 37% of Vancouver’s carbon pollution comes from burning gasoline and diesel in our vehicles. In order to reduce GHG’s we need to give people more diverse and climate friendly ways to move around our city;
3. The 2021 Climate Emergency Annual Report and presentation to Council indicated a low likelihood of meeting the active transportation and transit goal;
4. In July 2020, Council approved an e-scooter micromobility pilot program that was limited to privately owned e-scooters, and did not include consideration of or trial of shared e-scooters, raising concerns about equity and only being available to those can afford to purchase their own e-scooter. Shared services also have the

- ability to limit speeds and other features in support of safety that private use does not enable;
5. Since Council approved Vancouver's limited e-scooter pilot two years ago (following the Province's 2019 amendment of the Motor Vehicle Act (MVA) to allow municipalities to pilot micromobility devices such as e-scooters and e-bikes), other municipalities such as Richmond have moved forward with shared e-scooter programs;
 6. A shared e-scooter micro-mobility pilot can be an important accelerated action in the City's Climate Emergency response and contribute to a multi-modal and sustainable, people-movement ecosystem. Transit ridership is rebounding but is still below pre-Covid levels, as people remain apprehensive about travelling in close quarters to others, as well as due to a change in work patterns. Offering more micromobility options can provide more choice for people and reduce car use;
 7. Micromobility is becoming more and more popular and is here to stay. Shared mobility planning needs to be part of our climate response, new normal and new economy. At Translink's 2020 AGM CEO Desmond spoke to the need to integrate with new mobility options and Translink continues to reference micro-mobility options as important for 'first and last mile' of trips and as part of a cohesive transportation eco-system;
 8. The framework from the Province supports allowing the use of micromobility devices (such as e-scooters and e-bikes) on protected bike lanes and local streets with 30 km/h speed limits;
 9. E-Scooters offer an affordable, environmentally-friendly transportation option that expands the population willing to try active transportation instead of cars. The National Association of City Transportation Officials (NACTO) study showed that in the United States, despite an increase of 38.5 million shared e-scooter trips in 2018, docked bike-share (like Mobi) ridership still grew by 9% to 36.5 million trips. As a result, shared micro-mobility trips doubled to 84 million trips nationally in 2018. E-scooters accounted for 81% of this increase in shared active transportation usage;
 10. This complementary nature between bike-share and scooter-share is demonstrated in survey data by the City of Portland that showed 45% of scooter riders "never" ride a bike and 78% of scooter riders had "never" used Portland's ubiquitous Biketown bike-share system;
 11. Typical e-scooter programs in Canada include municipal fees to operate. For example in Calgary, a \$600 application fee, \$15,000 security deposit and \$60 per permitted vehicle per year fee are charged to cover the costs of program administration. Shared e-scooter services municipal agreements now include general liability coverage as well as indemnification in the licensee agreements;
 12. Deployment of shared e-scooters around transit and Skytrain stations and in equity zones can ensure everyone can participate, by supporting residents who

- are reliant upon transit as a primary mode of travel, as can incorporating equity programs that enable access to low-income users;
13. Addition of shared e-scooter services will provide the chance to provide additional street usage experience, as well as enable British Columbia's largest city to provide valuable input into shaping the Provincial government's legislative response to new mobility technologies (including factors such as speed limits and where devices can operate);
 14. To support accessibility and concerns about shared e-scooters resulting in devices left on sidewalks blocking pedestrian movement, cities around the world have resolved issues through geofencing technology to control no ride zones, set slow zones and designated parking and no parking zones;
 15. Use of modular parts on e-scooters is helping extend lifespan of shared use scooters to five years, and recyclability of units including the batteries is being achieved;
 16. In support of zero emission transportation, more people are shown to ride shared e-scooters than ride shared bikes. However, both are instrumental in a robust micro-mobility system. Reducing the number of shared modes available to people limits the number of people willing to get out of their cars, thus working against sustainable mode share targets. This is demonstrated in Portland's experience where 45% of their users saying they never ride a bike and 78% saying they never use the city's Mobi-like bikeshare system. Portland's 2018 pilot similarly found that 34% of riders replaced car use with their last scooter trip. The impact was more pronounced for visitors and tourists, of whom nearly half (48%) reported replacing car use on their last scooter trip. Calgary's pilot showed 750,000 trips in three months with every 3 scooter trips replacing one car trip, and over 50% of trips ending in a Business Improvement Association area; and
 17. Shared e-scooter services are working with local partners like HUB Cycling and Brain Trust Canada to ensure that safety is at the forefront of safety programming. For example, training mode provides new users with the opportunity to take their first trips at a reduced speed.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff direct staff to move forward with including a public e-scooter share service in Vancouver's Provincial pilot project for the use of "electric kick scooters" on protected bike lanes and minor streets to commence by Spring 2023 that is enabled by the Street and Traffic By-law No. 2849;

FURTHER THAT such a program be facilitated through a competitive RFP process to identify a proponent/s to deliver the service with due consideration to safety procedures, accessibility, incorporation of an equity program/measures and indemnification of the City.
- B. THAT Council direct staff to report back with results from the pilot including use, trip length and other metrics to inform Vancouver's future approach to the

provision of shared e-scooter services, and provide recommendations to how enabling more climate-friendly micromobility options could support Vancouver's active transportation and emission reduction goals.

referred

MOVED by Councillor De Genova
SECONDED by Councillor Hardwick

THAT the motion entitled "Moving Climate Goals Forward with Micromobility" be referred to the Standing Committee on City Finance and Services meeting on June 8, 2022, in order to hear from speakers, debate and decision.

CARRIED UNANIMOUSLY

7. Relief for Commercial Properties Impacted by the Broadway Subway Construction

MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

WHEREAS

1. Construction of the Broadway Subway has disrupted the business of merchants and commercial operators along the Broadway Corridor. The loss of business has had a profound impact on the livelihoods of both property owners and renters of commercial space along the Broadway Corridor;
2. Merchants located adjacent to "cut and cover [wsp.com]" sites are more severely impacted than other areas along the Broadway Corridor. Cut and cover sections of construction restrict pedestrian, vehicle and bus access to merchants. Visibility of businesses in cut and cover sections is severely limited and significantly impacted;
3. Properties along the Broadway corridor are not provided with the same level of access for customers, suppliers and deliveries. Mitigation measures have not been effective at offsetting business losses;
4. The Broadway Subway is a "design and build [dbia.org]" project, thus businesses receive information and are consulted with only a week or two before changes are implemented. This uncertainty adds additional pressure to adjacent businesses operations;
5. Other Canadian cities have addressed similar challenges associated with large transportation infrastructure projects. For example, the City of Montreal, QC launched a "financial assistance program [montreal.ca]" aimed at reducing the impact of work sites for establishments located in areas affected by major construction. The program is geared towards establishments in an area affected by major construction. Its aim is to:

- Mitigate the financial impacts on merchants affected by work sites.
- Help merchants stay in business during a major infrastructure construction period.
- Support the dynamism and commercial vitality of commercial streets under construction.

THEREFORE, BE IT RESOLVED THAT Council direct Staff to explore options on ways to provide relief to commercial properties affected in the “cut and cover” locations along the Broadway Subway corridor, including relaxation of business property taxes, and developing a program similar to that of the City of Montreal’s Financial assistance program for businesses affected by major construction [montreal.ca].

referred

MOVED by Councillor De Genova
SECONDED by Councillor Boyle

THAT the motion entitled “Relief for Commercial Properties Impacted by the Broadway Subway Construction” be referred to the Standing Committee on City Finance and Services meeting on June 8, 2022, in order to hear from speakers, debate and decision.

CARRIED UNANIMOUSLY

NOTICE OF COUNCIL MEMBER’S MOTIONS

1. Moving Forward: Immediate Action to Deliver Affordable Home Ownership Programs in Vancouver

Councillors De Genova and Wiebe co-submitted a notice of Council Members’ motion on the above-noted matter. The motion may be placed on the Council meeting agenda of June 21, 2022, as a Council Members’ Motion.

2. Taking action: Strengthening Licensing requirements and Bylaws to deter Graffiti vandalism and Tagging in Vancouver

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 June 21, 2022, as a Council Members’ Motion.

3. Pop-Up Piazzas with Appertivos

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 June 21, 2022, as a Council Members’ Motion.

4. Street Care, not Street Sweeps: Ending Displacement in Vancouver

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 June 21, 2022, as a Council Members' Motion.

5. Commemorating Muslim Holidays

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 June 21, 2022, as a Council Members' Motion.

6. Strengthening the City of Vancouver's Ethical Purchasing Policy

Councillors Boyle and Swanson co-submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Council meeting agenda of June 21, 2022, as a Council Members' Motion.

7. Making Vancouver Swimmable

Councillor Wiebe submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Council meeting agenda of June 21, 2022, as a Council Members' Motion.

8. Vancouver Civic Theatres Visioning Road Map

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 June 21, 2022, as a Council Members' Motion.

9. Amending By-Law No.11529 Mayor and Councillor Expenses to Clearly Define Eligible and Prohibited Uses of Discretionary Funds

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 June 21, 2022, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor De Genova

SECONDED by Councillor Dominato

- A. THAT Councillor Hardwick be granted a Leave of Absence for civic business from meetings on July 21, 2022, from 9:30 am to 1:30 pm.
- B. THAT Councillor De Genova be granted a Leave of Absence for personal business from meetings on June 7, 2022, from 1 to 3 pm.
- C. THAT Councillor Dominato be granted a Leave of Absence for personal business from meetings on June 9, 2022, from 3pm to 4:30 pm;

FURTHER THAT Dominato be granted a Leave of Absence for civic business from meetings on June 16, 2022, from 4 to 8 pm.

- D. THAT Councillor Fry be granted a Leave of Absence for personal business from meetings on June 23, 2022, from 6 to 7 pm.
- E. THAT Councillor Kirby-Yung be granted a Leave of Absence for personal business from meetings on June 16, 2022, from 6 pm onwards.
- F. THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on June 16, 2022, from 3 to 7 pm;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on June 28, 2022, from 6 to 10 pm;

AND FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on June 29, 2022, from 6 to 10 pm.

- G. THAT Councillor Wiebe be granted a Leave of Absence for personal business from meetings on June 8, 2022, from 6 to 10 pm;

FURTHER THAT Councillor Wiebe be granted a Leave of Absence for personal business from meetings on June 28, 2022, from 6 to 10 pm.

CARRIED UNANIMOUSLY

2. Late Resolution for UBCM: New Provincial Mandate and Funding for 9-1-1

MOVED by Councillor Fry

SECONDED by Councillor De Genova

THAT Council submit the following to UBCM as a Late Resolution:

WHEREAS

1. 9-1-1 is an essential public safety service and emergency preparedness tool, and the CRTC has mandated the rollout of “Next Generation” 9-1-1 (NG9-1-1) to move to calls to digital or IP-based infrastructure by March 1, 2025, and has communicated the need for a significant additional funding commitment from its local government service partners in 2022 and beyond, yet there is no provincially-governed agency responsible for the planning, operation and coordination of 9-1-1 services in B.C.;
2. Local governments in B.C. are constrained in their financial revenue sources and financial capacity to fund these necessary and essential federally-mandated 9-1-1 service enhancements, and have called repeatedly for new funding sources to support local 9-1-1 services, as exist in other provinces, including adopting resolutions through the UBCM calling for a provincial wireless call-answer levy to fund local 9-1-1 service in 2004, 2009, 2011, 2012, 2019 and 2021.

THEREFORE BE IT RESOLVED THAT local governments call on the provincial government to work collaboratively with the UBCM to develop a new provincial mandate and structure for 9-1-1 service delivery, with an improved governance, funding and operational model, to help modernize and improve 9-1-1 services across B.C., including the planning, operation and coordination of CRTC-mandated Next Generation 9-1-1 services.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Decibel Levels of Emergency Vehicles

Councillor Dominato requested a report back regarding decibel levels of Emergency vehicles, sirens in particular, as well as any related policies and information relating to calls received. The City Manager confirmed those would be Provincial regulations but agreed to provide background information.

2. Safety Mitigations around Victoria and Stainsbury

Councillor Dominato requested a report back on safety mitigation plans for the intersection of Victoria Drive and Stainsbury Avenue, noting the increased traffic in the area has led to concern for residents who continue to wait for a response from the City regarding the matter. The City Manager agreed to follow up with Engineering Services and provide a response.

3. Turning Construction Hoarding Into Art

Councillor Kirby-Yung requested a follow up on a motion submitted in March 2021 regarding “Turning Construction Hoarding into a Canvas for Public Art in Vancouver”, noting the motion

requested a report back by Q2 2022, and requested clarification on staffs understanding of the motion and if there are any quick starts that could take place. The City Manager agreed to follow up with staff and report back.

ADJOURNMENT

MOVED by Councillor Bligh
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 6 pm.

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