



COUNCIL MEETING MINUTES

JANUARY 17, 2023

A Meeting of the Council of the City of Vancouver was held on Tuesday, January 17, 2023, at 9:30 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 Ken Sim
- Councillor Rebecca Bligh
- Councillor Christine Boyle* (Leave of Absence – Civic Business – 9:30 am to 11 am)
- Councillor Adriane Carr
- Councillor Lisa Dominato
- Councillor Pete Fry
- Councillor Sarah Kirby-Yung
- Councillor Mike Klassen
- Councillor Peter Meiszner
- Councillor Brian Montague
- Councillor Lenny Zhou

CITY MANAGER'S OFFICE: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
Terri Burke, 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 team members who work hard every day to help make our city an incredible place to live, work, and play.

PROCLAMATION – LUNAR NEW YEAR

The Mayor proclaimed the week of January 22 to 28, 2023, as Lunar New Year Week in the city of Vancouver and invited the following people to the podium to accept the Proclamation and say a few words:

- Helen Qian from Chinese Benevolent Association of Vancouver
- Fred Kwok from Chinese Cultural Centre of Greater Vancouver
- Terry Yung from SUCCESS
- Raymond Cheung from Chinese Freemasons Vancouver Branch
- Raymond Tam from Shon Yee Benevolent Association of Canada
- Syrus Lee from Vancouver Chinatown Merchants Association

IN CAMERA MEETING

MOVED by Councillor Bligh

SECONDED by Councillor Dominato

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

Section 165.2(1)

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;
- (c) labour relations or other employee relations;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 [disclosure harmful to business interests of a third party] of the Freedom of Information and Protection of Privacy Act; - **WITHDRAWN**
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public;

Section 165.2(2)

- (b) the consideration of information received and held in confidence relating to negotiations between the city and a provincial government or the federal

government or both, or between a provincial government or the federal government or both and a third party.

CARRIED UNANIMOUSLY
(Councillor Boyle absent for the vote)

ADOPTION OF MINUTES

1. Council – December 6, 2022

MOVED by Councillor Zhou
SECONDED by Councillor Carr

THAT the Minutes of the Council meeting of December 6, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Boyle absent for the vote)

2. Council (Policy and Strategic Priorities) – December 7, 2022

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of December 7, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Boyle absent for the vote)

3. Public Hearing – December 8, 2022

MOVED by Councillor Bligh
SECONDED by Councillor Montague

THAT the Minutes of the Public Hearing of December 8, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Boyle absent for the vote)

4. Auditor General Committee – December 16, 2022

MOVED by Councillor Bligh
SECONDED by Councillor Montague

THAT the Minutes of the Auditor General Committee meeting of December 16, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Boyle absent for the vote)

5. Special Council – January 11, 2023

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT the Minutes of the Special Council meeting of January 11, 2023, be approved.

CARRIED UNANIMOUSLY
(Councillor Boyle absent for the vote)

MATTERS ADOPTED ON CONSENT

At the beginning of the consent agenda Councillor Kirby-Yung declared a conflict of interest of Report 5 – “Police and Fire 2022 Fringe Benefit Rate Impact”, as she has a family member who participates in the 2022 pension contribution rate that is referenced in the report. Councillor Montague also declared a conflict of interest of Report 5, as he was part of the pension fund in 2022.

MOVED by Councillor Bligh
SECONDED by Councillor Carr

THAT Council adopt Reports 4 to 6, and Referral Reports 1 to 11, on consent.

CARRIED UNANIMOUSLY
(Councillor Boyle absent for the vote)
(Councillors Kirby-Yung and Montague ineligible to vote due to conflict of interest)

COMMUNICATIONS

1. **Appointment of Council Representative to the Inaugural Board of the Zero Emissions Innovation Centre**

THAT Council appoint Councillor Carr to the Inaugural Board of the Zero Emissions Innovation Centre, as the City of Vancouver Board Member, and extend the term that

began on July 13, 2021, to July 12, 2023.

ADOPTED ON CONSENT
(Councillor Boyle absent for the vote)

REPORTS

1. Uplifting Chinatown Action Plan January 6, 2023

* * * * *

At the beginning of the item, it was

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Bligh

THAT, for Report 1, Council suspend the rules under sections 7.5 (a) and 7.7 (a) of the *Procedure By-law* and double the speaking time (10 minutes instead of 5) for speakers, and double the time Council has to ask questions of the speaker (6 minutes instead of 3).

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Boyle absent for the vote)

* * * * *

The City Manager and staff from the City Manager's Office introduced the report, and along with staff from Development, Buildings & Licensing, responded to questions.

* * * * *

At the beginning of questions to staff, it was

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT Council suspend the rules of Section 5.4(d) of the *Procedure By-law* in order to allow an additional round of questions to staff.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Boyle absent for the vote)

* * * * *

Council heard from 10 speakers, nine who spoke in support of the recommendations and one who spoke in opposition.

* * * * *

During the hearing of speakers, it was

MOVED by Councillor Bligh
SECONDED by Councillor Klassen

THAT Council extend the meeting past 12 pm in order to complete the speakers for Report 1.

withdrawn

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the motion to extend the length of the meeting to complete speakers for Report 1 be withdrawn.

CARRIED UNANIMOUSLY
(Councillor Boyle absent for the vote)

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Bligh

THAT Council extend the meeting past 12 pm in order to complete Report 1.

CARRIED UNANIMOUSLY
(Councillor Boyle absent for the vote)

* * * * *

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Bligh

- A. THAT Council approve in principle the Draft Uplifting Chinatown Action Plan, contained in Appendix A of the Report dated January 6, 2023, entitled "Uplifting Chinatown Action Plan".
- B. THAT Council direct the General Manager, Finance, Risk and Supply Chain Management to include in the draft 2023 operating budget for Council's consideration funding for the initiatives that comprise the Draft Uplifting Chinatown Action Plan, as summarised in Table 1 in Appendix A of the Report dated January 6, 2023, entitled "Uplifting Chinatown Action Plan".
- C. THAT if funding is allocated, in whole or in part, to the Uplifting Chinatown Action Plan initiatives through the 2023 budget process, Council direct staff to proceed

with implementation of initiate detailed design and implementation planning for the Action Plan initiatives that are approved in the 2023 operating budget, targeting implementation in Q2-2023, and to report back to Council in Q4-2023 on progress, outcomes, achievements and next steps associated with the Action Plan.

CARRIED UNANIMOUSLY (Vote No. 08935)
(Councillor Boyle absent for the vote)

* * * * *

Council recessed at 12:01 pm and reconvened at 3:01 pm.

* * * * *

**2. 2023 Cultural Grants (CASC, Advance Grants, Capacity Report Back)
December 20, 2022**

Staff from Arts, Culture and Community Services responded to questions.

Council heard from three speakers, one who spoke in support of the recommendations, one who spoke in opposition, and one who spoke to other aspects of the report.

MOVED by Councillor Fry
SECONDED by Councillor Carr

- A. THAT Council approve the first intake of Communities and Artists Shifting Culture (CASC) grants totaling \$470,000 from the 2023 Cultural Grants Operating Budget to the fifty-nine cultural organizations listed in Section A of Appendix A for the amounts recommended for each organization in the "Recomm." column.
- B. THAT Council approve the first installment (Q1) of operating institution grants (COFI) totaling \$976,270 from the 2023 Cultural Grants Operating Budget to the five cultural organizations listed in Section B of Appendix A of this report for the amounts recommended for each organization in the "Recomm." column.
- C. THAT Council approve advance annual operating grants (COFA) totaling \$1,234,370 from the 2023 Cultural Grants Operating Budget to the 90 cultural organizations listed in Section C of Appendix A for the amounts recommended for each organization in the "Recomm." column.
- D. THAT Council approve multi-year operating grants (COFM) totaling \$5,012,100 for the three year cycle (2023, 2024, 2025) and \$1,670,700 annually from the Annual Cultural Grants Operating Budget to the 55 cultural organizations listed in Section D of Appendix A for the amounts recommended for each organization in the "Recomm." column.

- E. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with this report, that satisfy the City's Director of Legal Services, and that disburse the grants described in this report to the City's General Manager of Arts, Culture, and Community Services (or their designate).
- F. THAT, pursuant to Section 206(1)(j) of the Vancouver Charter, Council deems any organization listed in Appendix A of this report that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the culture of Vancouver.

No legal rights or obligations will arise or be created by Council's adoption of these Recommendations unless and until all legal documentation has been executed and delivered by the respective parties.

amended

AMENDMENT MOVED by Councillor Montague
SECONDED by Councillor Kirby-Yung

THAT A be amended by striking the words "fifty nine", and inserting the words ", with the exception of the \$7,500 Communities and Artists Shifting Culture Grant to the Vancouver Area Network of Drug Users.", at the end;

FURTHER THAT E be amended by inserting the words ", with the exception of the \$7,500 Communities and Artists Shifting Culture Grant to the Vancouver Area Network of Drug Users.", at the end;

FURTHER THAT F be amended by inserting the words ", with the exception of the Vancouver Area Network of Drug Users," between the words "Agency" and "to";

AND FURTHER THAT the following be added as G:

- G. THAT Council direct staff to consider reassignment of funds earmarked for the Vancouver Area Network of Drug Users in the amount of \$7,500 to an alternate and appropriate organization for Indigenous-led and/or Indigenous-based programming.

CARRIED (Vote No. 08950)
(Councillors Boyle, Carr and Fry opposed)
(Councillors Bligh and Dominato absent for the vote)

* * * * *

During discussion on the above amendment, Councillor Fry rose on a point of order, under section 6.1 (b) of the Procedure By-law, noting Councillor Zhou was making an allegation that directly or indirectly reflects negatively upon a group. The Mayor agreed and ruled in favour of Councillor Fry.

* * * * *

* * * * *

Following discussion on the amended motion, Councillor Kirby-Yung rose on a point of order, under section 6.1 (c) of the Procedure By-law, noting Councillor Fry was questioning the motives of a Council member. The Mayor agreed and ruled in favour of Councillor Kirby-Yung

* * * * *

Council agreed to separate the vote on the components of the amended motion. A to F was put and CARRIED UNANIMOUSLY (Vote No. 08951) AND A TO F BY THE REQUIRED MAJORITY, and G was put and CARRIED (Vote No. 08952), with Councillor Fry opposed and Councillors Boyle and Carr abstaining from the vote.

FINAL MOTION AS APPROVED

- A. THAT Council approve the first intake of Communities and Artists Shifting Culture (CASC) grants totaling \$470,000 from the 2023 Cultural Grants Operating Budget to the cultural organizations listed in Section A of Appendix A of the Report dated December 20, 2022, entitled “2023 Cultural Grants (CASC, Advance Grants, Capacity Report Back)” for the amounts recommended for each organization in the “Recomm.” Column, with the exception of the \$7,500 Communities and Artists Shifting Culture Grant to the Vancouver Area Network of Drug Users.
- B. THAT Council approve the first installment (Q1) of operating institution grants (COFI) totaling \$976,270 from the 2023 Cultural Grants Operating Budget to the five cultural organizations listed in Section B of Appendix A of the Report dated December 20, 2022, entitled “2023 Cultural Grants (CASC, Advance Grants, Capacity Report Back)”, for the amounts recommended for each organization in the “Recomm.” column.
- C. THAT Council approve advance annual operating grants (COFA) totaling \$1,234,370 from the 2023 Cultural Grants Operating Budget to the 90 cultural organizations listed in Section C of Appendix A of the Report dated December 20, 2022, entitled “2023 Cultural Grants (CASC, Advance Grants, Capacity Report Back)” for the amounts recommended for each organization in the “Recomm.” column.
- D. THAT Council approve multi-year operating grants (COFM) totaling \$5,012,100 for the three year cycle (2023, 2024, 2025) and \$1,670,700 annually from the Annual Cultural Grants Operating Budget to the 55 cultural organizations listed in Section D of Appendix A of the Report dated December 20, 2022, entitled “2023 Cultural Grants (CASC, Advance Grants, Capacity Report Back)” for the amounts recommended for each organization in the “Recomm.” column.
- E. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with the Report dated December 20, 2022, entitled “2023 Cultural Grants (CASC, Advance Grants, Capacity Report Back)”, that satisfy the City’s Director of Legal Services, and that disburse the

grants described in the above-noted report to the City's General Manager of Arts, Culture, and Community Services (or their designate), with the exception of the \$7,500 Communities and Artists Shifting Culture Grant to the Vancouver Area Network of Drug Users.

- F. THAT, pursuant to Section 206(1)(j) of the Vancouver Charter, Council deems any organization listed in Appendix A of the Report dated December 20, 2022, entitled "2023 Cultural Grants (CASC, Advance Grants, Capacity Report Back)" that is not otherwise a registered charity with Canada Revenue Agency, with the exception of the Vancouver Area Network of Drug Users, to be contributing to the culture of Vancouver.
- G. THAT Council direct staff to consider reassignment of funds earmarked for the Vancouver Area Network of Drug Users in the amount of \$7,500 to an alternate and appropriate organization for Indigenous-led and/or Indigenous-based programming.

3. Renter Office Update and Direction October 27, 2022

Staff from Arts, Culture and Community Services introduced the report and provided a brief presentation.

REFERRAL MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT, due to time constraints, Council refer questions to staff, speakers, debate and decision on Report 3 - "Renter Office Update and Direction", to the Standing Committee on Policy and Strategic Priorities meeting on January 18, 2023.

amended

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Carr

THAT the motion be amended by adding the following at the end:

FURTHER THAT Council hear speaker two before referring the Report.

CARRIED UNANIMOUSLY

Following the vote on the amendment, the amended motion was put and CARRIED UNANIMOUSLY.

Council heard from one speaker in support of the recommendations.

Questions to staff, remaining speakers, debate and decision on Report 3 - "Renter Office Update and Direction", was referred to the Standing Committee on Policy and Strategic

Priorities meeting on January 18, 2023.

**4. Business License Hearing Panels – January to July 2023
December 5, 2023**

THAT Council delegate the holding of hearings under Section 275 or 278, or appeals under Sections 277 of the *Vancouver Charter*, for those hearing dates designated by Council to a panel of three Council Members as follows:

January 24 – 9:30 am

Councillor Boyle – Chair
Councillor Carr
Councillor Dominato
Councillor Fry – Alternate

January 25 – 6:00 pm

Councillor Bligh – Chair
Councillor Montague
Councillor Klassen
Councillor Meiszner – Alternate

February 7 – 9:30 am

Councillor Carr – Chair
Councillor Fry
Councillor Montague
Councillor Zhou – Alternate

February 8 – 6:00 pm

Councillor Fry – Chair
Councillor Carr
Councillor Zhou
Councillor Kirby-Yung – Alternate

March 1 – 6:00 pm

Councillor Klassen – Chair
Councillor Dominato
Councillor Fry
Councillor Kirby-Yung – Alternate

April 4 – 9:30 am

Councillor Meiszner – Chair
Councillor Zhou

Councillor Boyle
Councillor Dominato – Alternate

April 5 – 6:00 pm

Councillor Zhou – Chair
Councillor Bligh
Councillor Klassen
Councillor Meiszner – Alternate

May 16 – 9:30 am

Councillor Montague – Chair
Councillor Bligh
Councillor Zhou
Councillor Carr – Alternate

May 17 – 6:00 pm

Councillor Bligh – Chair
Councillor Meiszner
Councillor Dominato
Councillor Klassen – Alternate

June 6 – 9:30 am

Councillor Boyle – Chair
Councillor Meiszner
Councillor Montague
Councillor Dominato – Alternate

June 7 – 6:00 pm

Councillor Carr – Chair
Councillor Kirby-Yung
Councillor Klassen
Councillor Fry – Alternate

July 18 – 9:30 am

Councillor Dominato – Chair
Councillor Klassen
Councillor Montague
Councillor Boyle – Alternate

July 19 – 6:00 pm

Councillor Fry – Chair
Councillor Kirby-Yung

Councillor Meiszner
Councillor Montague – Alternate

Should any of the above members of Council be unable to attend the hearings, the hearings and the power to make a Council decision in relation to those hearings will be delegated to the remaining two Councillors and alternate Councillor.

ADOPTED ON CONSENT (Vote No. 08936)
(Councillor Boyle absent for the vote)

**5. Police and Fire 2022 Fringe Benefit Rate Impact
January 5, 2023**

- A. THAT Council approve the one-time 2022 budget increase of \$1,280,854 for the Vancouver Police Department (VPD) related to fringe benefits adjustments to reflect actual 2022 rate updates to be realigned from one-time 2022 General Government contingency budget.
- B. THAT Council approve the one-time 2022 budget increase of \$3,212,712 for the Vancouver Fire and Rescue Services Department (VFRS) related to fringe benefits adjustments to reflect actual 2022 rate updates to be realigned from one-time 2022 General Government contingency budget.

ADOPTED ON CONSENT (Vote No. 08937)
(Councillor Boyle absent for the vote)
(Councillors Kirby-Yung and Montague ineligible for the vote due to conflict of interest)

**6. Auditor General Committee Recommendations Transmittal Report
January 3, 2023**

THAT Council approve the recommendations from the December 16, 2022, Auditor General Committee meeting as follows:

- A. THAT the following policy changes be approved;

	Policy Number	Policy Title	Sections At Issue	Notes
1	ADMIN-026	Travel	Section 3.1, 10.3	Section 3.1 – <i>section references approval for eligible expenditures/receipts. Add: Office of Auditor General Staff - by Auditor General</i> Section 10.3 - <i>section references form submission process. Add: Office of the Auditor General and Staff – Central Accounts Payable – Corporate Services</i>
2	AF-010-01 <i>(policy number will be updated to ADMIN 054)</i>	Corporate Purchasing Cards	Section 2.1, 2.2	<i>Section 2.1 Table (references Card approving Authority/Issuing Authority) add: Cardholder – Office of the Auditor General Staff Issuing Authority- Auditor General</i> <i>Section 2.2 Table (references Expenditure Authorization). Add: Card Expenditures – Office of the Auditor General- Staff Approving Authority- Auditor General</i>
3	ADMIN-018	Financial Spending Authority	Definitions (b), p.3	<i>Section (b) Definitions of Department Head to include Auditor General</i>

- B. THAT Council endorse the Auditor General's 2023 budget request of \$2,005,000 to fund the operations of the Office of the Auditor General for 2023.
- C. THAT the Auditor General Committee meetings be held on the following Thursdays (except when noted), commencing at 9:30 am, in order to discuss the proposed topics;

Proposed Meeting Dates:	Proposed Topics:
February 2, 2023	1. 2022 Annual Report 2. 2023 Report #1 – Building Permit Fees 3. <i>In camera – Vancouver Charter s 165.2(1), matters related to (c) labour relations or other employee relations</i>
March 2, 2023	1. 2023 Report #2 – Office Furniture Purchases
May 15, 2023 (Monday)	1. 2023 Report #3 – Permitting Program Cost Recovery Model
June 1, 2023	Placeholder
July 6, 2023	Placeholder
October 5, 2023	1. 2024 OAG Budget Request

Proposed Meeting Dates:	Proposed Topics:
November 2, 2023	Placeholder
December 7, 2023	1. Follow-up on Previous Recommendations – December 2023 2. Auditor General Committee 2024 Meeting Schedule

FURTHER THAT the Auditor General Committee placeholder meeting dates may be canceled at the discretion of the Auditor General, in consultation with the Chair.

ADOPTED ON CONSENT (Vote No. 08938)
(Councillor Boyle absent for the vote)

REFERRAL REPORTS

**1. CD-1 Rezoning: 1925 Southeast Marine Drive
December 20, 2023**

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 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 the General Manager of Arts, Culture and Community Services, on behalf of the City of Vancouver, the registered owner of the lands located at 1925 Southeast Marine Drive [PID 009-453-814; Lot B, Except part in explanatory plan 7314, Block K District Lot 328 Plan 9822], to rezone the lands from RS 1B (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 2.04 and increase the maximum building height from 10.7 m (35 ft.) to 25.0 m (82 ft.) to permit the development of a six-storey residential building containing a total of 72 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 December 20, 2023, entitled "CD-1 Rezoning: 1925 Southeast Marine Drive", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Human Studio Architecture and Urban Design Ltd., received May 20, 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated December 20, 2023, entitled "CD-1 Rezoning: 1925 Southeast Marine Drive", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 08939)
(Councillor Boyle absent for the vote)

**2. Zoning and Development By-law Amendments to Simplify Green Building Regulations
January 3, 2023**

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, generally 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 remove green building regulations from the C-2, C-2B, C-2C, and C-2C1 District Schedules, all to come into force and effect on March 15, 2023;

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 Referral Report dated January 3, 2023, entitled "Zoning and Development By-law Amendments to Simplify Green Building Regulations".

- B. THAT, at the time of enactment of the amended C-2, C-2B, C-2C, and C-2C1 District Schedules, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval the updated Secured Rental Policy, generally in accordance with Appendix B of the Referral Report dated January 3, 2023, entitled "Zoning and Development By-law Amendments to Simplify Green Building Regulations".

- C. THAT, at the time of enactment of the amended C-2, C-2B, C-2C, and C-2C1 District Schedules, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval the C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings, generally in accordance with Appendix C of the Referral Report dated January 3, 2023, entitled "Zoning and Development By-law Amendments to Simplify Green Building Regulations".

- D. THAT A through 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. 08940)
(Councillor Boyle absent for the vote)

**3. Zoning and Development By-law Amendments to Support the Patio Program for Businesses on Private Property
October 20, 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, generally in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT Council approves, in principle, the application to allow patios for businesses on private property that are currently restricted by the Zoning and Development By-law;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law generally in accordance with Appendix A of the Referral Report dated October 20, 2022, entitled "Zoning and Development By-law Amendments to Support the Patio Program for Businesses on Private Property".

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

ADOPTED ON CONSENT (Vote No. 08941)
(Councillor Boyle absent for the vote)

4. CD-1 Rezoning: 2518-2540 Grandview Highway South November 22, 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-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 the General Manager of Arts, Culture and Community Services, on behalf of the City of Vancouver, the registered owner of the lands located at:
- 2518 Grandview Highway South [*PID 006-908-306; Lot 5 Block T Section 45 Town of Hastings Suburban Lands Plan 11660*]; and
 - 2538-2540 Grandview Highway South [*PID 002-625-911; Lot 4 Block T Section 45 Town of Hastings Suburban Lands Plan 11660*];

to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 2.30 and increase the maximum building height from 9.2 m (30 ft.) to 22.0 m (72 ft.) to permit the development of a six-storey residential building containing a total of 64 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 November 22, 2022, entitled “CD-1 Rezoning: 2518-2540 Grandview Highway South”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by S2 Architecture, received April 20, 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated November 22, 2022, entitled “CD-1 Rezoning: 2518-2540 Grandview Highway 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 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. 08942)
(Councillor Boyle absent for the vote)

**5. CD-1(832) Amendment: 319-359 West 49th Avenue (319 West 49th Avenue)
December 20, 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 Winston Chong Architect on behalf of Killarney Enterprises (49th) Ltd., the registered owner of the lands located at 319-359 West 49th Avenue (now 319 West 49th Avenue) [*PID 031-722-342; Lot A Block 999 District Lot 526 Group 1 New Westminster District Plan EPP115225*] to amend CD-1 (Comprehensive Development) District (832) By-law No. 13484, to increase the FSR to 2.50 for additional commercial and strata-titled residential units in a mixed-use development, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (832) By-law No. 13484, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated December 20, 2022, entitled "CD-1(832) Amendment: 319-359 West 49th Avenue (319 West 49th Avenue)", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Winston Chong Architect, received March 7, 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 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. 08943)
(Councillor Boyle absent for the vote)

**6. Rezoning: 1977 West 41st Avenue and 5688 Maple Street
December 20, 2022**

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary 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 Sightline Properties (Maple Street) Ltd., the registered owners of the lands located at:
 - 1977 West 41st Avenue [*PID 011-144-378; Lot 8 of Lot 6 Block 5 District Lot 526 Plan 5482*]; and
 - 5688 Maple Street [*PID 011-144-351; Lot 7 of Lot 6 Block 5 District Lot 526 Plan 5482*];

To rezone the lands from RS-3A (Residential) to RR-3B (Residential Rental) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated December 20, 2022, entitled "Rezoning: 1977 West 41st Avenue and 5688 Maple Street", be approved in principle;

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 December 20, 2022, entitled “Rezoning: 1977 West 41st Avenue and 5688 Maple Street”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment 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 zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated December 20, 2022, entitled “Rezoning: 1977 West 41st Avenue and 5688 Maple Street”;

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

- D. THAT A through C above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; 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. 08944)
(Councillor Boyle absent for the vote)

**7. Rezoning: 807-847 East 33rd Avenue
December 20, 2022**

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary 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 1327287 B.C. Ltd.¹, the registered owners of the lands located at:

- 807 East 33rd Avenue [*PID: 015-645-151; Lot 1 of Lot 5 Block 3 District Lots 391 and 392 Plan 344*];
- 821 East 33rd Avenue [*PID: 015-645-177; Lot 2 of Lot 5 Block 3 District Lots 391 and 392 Plan 344*];
- 833 East 33rd Avenue [*PID: 002-999-595; Lot 3, Except the South 7 Feet, Now Road Block 5 of Block 3 District Lots 391 and 392 Plan 344*]; and
- 847 East 33rd Avenue [*PID: 015-645-185; Lot 4, Except the South 7 Feet Now Road, of Lot 5 Block 3 District Lots 391 and 392 Plan 344*];

To rezone the lands from RS-1 (Residential) to RR-2B (Residential Rental) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated December 20, 2022, entitled "Rezoning: 807-847 East 33rd Avenue", be approved in principle;

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 December 20, 2022, entitled "Rezoning: 807-847 East 33rd Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment 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 zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated December 20, 2022, entitled "Rezoning: 807-847 East 33rd Avenue";

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

¹ Represented by Alabaster (E33) Master Limited Partnership

- D. THAT A through C above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; 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. 08945)
(Councillor Boyle absent for the vote)

**8. CD-1 Rezoning: 6151-6261 Granville Street and 1511 West 47th Avenue
December 20, 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 Intracorp Project Ltd., on behalf of Amica Seniors Granville Inc., the registered owner of the lands located at 6151-6261 Granville Street and 1511 West 47th Avenue [*Lots 15, 14, 13, 12, 11, 10, and 9 of Block 5 of Block 3 District Lot 526 Plan 5701; PIDs 011-086-076, 011-086-050, 011-086-033, 011-086-017, 011-085-983, 005-610-362, and 011-085-941, respectively*] to rezone the lands from RS-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum density from a maximum floor area of 604 sq. m to a maximum floor space ratio of 2.8 and the maximum building height from 10.7 m (35 ft.) to 27.0 m (89 ft.) and to 30.3 m (99 ft.) for the portion with rooftop amenity, to permit the development of a six-storey, 226-unit Community Care Facility – Class B, 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 December 20, 2022,

entitled "CD-1 Rezoning: 6151-6261 Granville Street and 1511 West 47th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by RHA Architects, received November 29, 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 of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated December 20, 2022, entitled "CD-1 Rezoning: 6151-6261 Granville Street and 1511 West 47th 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 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. 08946)
(Councillor Boyle absent for the vote)

**9. CD-1 Rezoning: 396 Southwest Marine Drive
December 20, 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 HDR Architecture Associates Inc., on behalf of 396 SW Marine Drive Properties GP Ltd.², the registered owner of the lands located at 396 Southwest Marine Drive [*PID 007-866-623; Lot E Block 14 District Lot 311 Plan 14313*], to rezone the lands from I-2 (Industrial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 3.00 to 4.63 and the maximum building height from 30.5 m (100 ft.) to 79 m (259 ft.) to permit an 11-storey building and a 19-storey building containing light industrial, commercial uses and a child day care 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 December 20, 2022, entitled "CD-1 Rezoning: 396 Southwest Marine Drive", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by HDR Architecture Associates Inc., received September 13, 2021 with addendum received on June 8, 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, a consequential amendment to Schedule E of the Zoning and Development By-law regarding landscape setbacks, generally as set out in Appendix C of the Referral Report dated December 20, 2022, entitled "CD-1 Rezoning: 396 Southwest Marine Drive", be approved.
- C. 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 December 20, 2022, entitled "CD-1 Rezoning: 396 Southwest Marine Drive", 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 December 20, 2022, entitled "CD-1 Rezoning: 396 Southwest Marine Drive";

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.

² Represented by Mercury Properties LP

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

ADOPTED ON CONSENT (Vote No. 08947)
(Councillor Boyle absent for the vote)

**10. Rezoning: 691 West 28th Avenue
December 20, 2022**

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary 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 Stuart Howard Architects Inc., on behalf of Extraordinary Homes Ltd., Inc., the registered owner of 691 West 28th Avenue [*PID: 010-721-001; Lot 14 Block 719 District Lot 526 Plan 7090*] to rezone the land from RS-1 (Residential) District to RM-8A (Residential) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated December 20, 2022, entitled "Rezoning: 691 West 28th Avenue", be approved in principle;

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

- B. THAT, subject to approval of the zoning amendment by-law, the Subdivision

By-law be amended generally as set out in Appendix C of the Referral Report dated December 20, 2022, entitled “Rezoning: 691 West 28th Avenue”;

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

- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
 - (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. 08948)
(Councillor Boyle absent for the vote)

**11. CD-1 Rezoning: 8029-8225 Oak Street and 1012 West 64th Avenue
December 20, 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 Arno Matis Architecture, on behalf of:
- 1123197 B.C. Ltd.³, the registered owner of the lands located at 1012 West 64th Avenue and 8029-8109 Oak Street [*Lots 1 to 6 except the east 7 feet and the west 10 feet now highways, all of Lot 14 Block B District Lots 319,*

³ Beneficially owned by Enrich Oak North LP.

323 and 324, Plan 1685; PIDs 014-446-006, 014-446-022, 014-446-049, 014-446-065, 013-152-041, and 014-446-090, respectively]; and

- 1119903 B.C. Ltd.⁴, the registered owner of the lands located at 8129-8225 Oak Street [*Lots 7 to 12 except the east 7 feet and the west 10 feet now highways, all of Lot 14 Block B District Lots 319, 323 and 324, Plan 1685; PIDs 008-629-927, 008-354-448, 014-446-111, 014-446-162, 011-435-224, and 007-972-288, respectively];*

to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.60 to 3.25 and the building height from 10.7 m (35 ft.) to a maximum of 28.5 m (94 ft.), to permit two residential buildings and two mixed-use buildings with a maximum height of eight storeys, 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 December 20, 2022, entitled "CD-1 Rezoning: 8029-8225 Oak Street and 1012 West 64th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arno Matis Architecture received June 7, 2021, with revisions received November 29, 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 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 December 20, 2022, entitled "CD-1 Rezoning: 8029-8225 Oak Street and 1012 West 64th Avenue", 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 December 20, 2022, entitled "CD-1 Rezoning: 8029-8225 Oak Street and 1012 West 64th 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.

- D. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated December 20, 2022, entitled "CD-1 Rezoning: 8029-8225 Oak Street and 1012 West 64th Avenue";

⁴ Beneficially owned by Enrich Oak South LP.

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.

- E. THAT A through D above be adopted on the following conditions:
- (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling 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. 08949)
(Councillor Boyle absent for the vote)

BY-LAWS

Councillors Bligh, Carr, Dominato, Fry and Kirby-Yung advised they had reviewed the proceedings related to By-laws 2 to 6 and would therefore be voting on the enactments.

Councillors Bligh, Dominato, Kirby-Yung, Klassen, Meiszner, Montague and Zhou advised they had reviewed the proceedings related to By-law 13 and would therefore be voting on the enactment.

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 13 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Building Board of Appeal By-law No. 6135 Regarding Miscellaneous Amendments to the Appointment of the Board (By-law No. 13600)
2. A By-law to amend CD-1 (809) By-law No. 13302 (810 Kingsway) (By-law No. 13601)

3. A By-law to amend CD-1 (643) By-law No. 11661 (1335 Howe Street) (By-law No. 13602)
4. A By-law to amend CD-1 (828) By-law No. 13480 (1837-1863 East 11th Avenue and 2631-2685 Victoria Drive) (By-law No. 13603)
5. A By-law to amend CD-1 (823) By-law No. 13475 (8460 Ash Street and 8495 Cambie Street) (By-law No. 13604)
6. A By-law to amend CD-1 (835) By-law No. 13487 (443 Seymour Street) (By-law No. 13605)
7. A By-law to enact a Housing Agreement for 622-688 SW Marine Drive (By-law No. 13606)
8. A By-law to amend Sign By-law No.11879 (878-898 West Broadway) (By-law No. 13607)
(Mayor Sim ineligible for the vote)
9. A By-law to amend Noise Control By-law No. 6555 (878-898 West Broadway) (By-law No. 13608)
10. A By-law to amend Sign By-law No.11879 (2202-2218 Main Street and 206 East 6th Avenue) (By-law No. 13609)
(Mayor Sim ineligible for the vote)
11. A By-law to amend Noise Control By-law No. 6555 (2202-2218 Main Street and 206 East 6th Avenue) (By-law No. 13610)
12. A By-law to enact a Housing Agreement for 3125 Pierview Crescent (By-law No. 13611)
13. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RS-1 to RM-8A (5337-5387 Willow Street and 826 West 37th Avenue) (By-law No. 13612)
(Mayor Sim ineligible for the vote)

MOTIONS

A. Administrative Motions

1. Approval of Form of Development – 6031 Dunbar Street

MOVED by Councillor Bligh

SECONDED by Councillor Boyle

THAT the form of development for this portion of the site known as 6031 Dunbar Street be approved generally as illustrated in the Development Application Number DP-2021-00006, prepared by Diamond Group Architecture Inc., and submitted electronically on November 5, 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 UNANIMOUSLY

B. Council Members' Motions

1. Requests for Leaves of Absence

MOVED by Councillor Bligh
SECONDED by Councillor Kirby-Yung

THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on February 1, 2023, from 12 pm to 4 pm, and February 22, 2023, from 6 pm to 10 pm;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on January 31, 2023, from 6 pm to 10 pm;

FURTHER THAT Councillor Montague be granted a Leave of Absence for personal reasons from meetings on April 3 to April 28, 2023;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on January 11, 2023 from 1 pm to 5 pm;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on January 18, 2023 from 6 pm to 7:30 pm;

FURTHER THAT Councillor Boyle be granted a Leave of Absence for civic business from meetings on January 17, 2023, from 9:30 am to 11 am, and February 2, 2023, from 3 pm to 5 pm;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on January 18, 2023, from 12 pm to 7 pm;

AND FURTHER THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on January 18, 2023, from 9:30 am to 11 am.

CARRIED UNANIMOUSLY

2. Increasing the Climate-Smart Supply of Renewable Energy in Vancouver

MOVED by Councillor Carr

SECONDED by Councillor Boyle

WHEREAS

1. Vancouver, like cities and countries around the world, is facing an increasing numbers of record-breaking extreme weather events, including heat waves, droughts, floods and storms. Extreme weather is evidence of Earth's rapidly changing climate, which is detailed by the Intergovernmental Panel on Climate Change (IPCC) (see <https://www.ipcc.ch/report/sixth-assessment-report-working-group-3/> and https://www.ipcc.ch/report/ar6/wg2/downloads/report/IPCC_AR6_WGII_SummaryForPolicymakers.pdf);
2. Accelerating climate change is putting people, infrastructure, economies and natural ecosystems at increasing risk as evidenced by the death of 99 Vancouverites in the 2021 "heat dome", storm damage to Vancouver's sea wall and Kitsilano pool, disruptions to supply chains, and loss of trees; (see <https://vancouver.sun.com/news/local-news/stanley-parks-trees-pushed-to-the-brink-by-drought-moths>);
3. Climate change is also increasing the burden of costs for municipal governments. According to the Federation of Canadian Municipalities (FCM), local governments own and are responsible for about 60% of public infrastructure. A 2020 report by the FCM and the Insurance Bureau of Canada, noted that climate adaptation is estimated to cost municipalities \$5.3 billion annually. (see <https://fcm.ca/en/news-media/news-release/climate-adaptation-estimated-cost-municipalities-5-billion-annually#:~:text=According%20to%20the%20report's%20findings,to%200.26%25%20of%20Canada's%20GDP>). In a report released November 30, 2022, the total economic costs of the extreme weather events that BC experienced in 2021 are between \$10.6 and \$17.1 billion (see: [A Climate Reckoning | Canadian Centre for Policy Alternatives](#));
4. Scientists are imploring every political jurisdiction to ramp up its efforts to reduce its GHGs, rapidly reduce the use of fossil fuels and increase renewable energy (see: UN climate report: It's 'now or never' to limit global warming to 1.5 degrees <https://news.un.org/en/story/2022/04/1115452> and <https://www.un.org/en/climatechange/powering-safer-future> and <https://news.un.org/en/story/2022/05/1118452>);
5. Although the City of Vancouver is committed to reducing by 50% its GHG emissions over 2007 levels by 2030 and achieving net zero emissions by 2050 - commitments that are in line with globally-agreed-to targets negotiated by the UN Climate Change Conference of the Parties -- we have only reduced our emissions by 15 percent to date (see: <https://vancouver.ca/files/cov/2021-ceap-annual-report.pdf>);

6. In Vancouver, 57 percent of our emissions come from burning gas in buildings and 37 percent from transportation. The uptake in Vancouver is high for the purchase of Zero Emission Vehicles (ZEVs): 12% of 2020-2021 vehicles sold. By 2030 all new construction will be net zero emission. The city's Climate Emergency Action Plan also will require all current buildings to be retrofit to net zero emission by 2050. Vancouver is able to be a leader in climate-smart buildings due to our own building code as well as our investment in the training of contractors and tradespeople through the Vancouver-initiated Zero Emissions Building Exchange (ZEBX) and Metro Vancouver Zero Emissions Innovation Center. In addition, the city accelerated uptake in installation of heat pumps by offering matching grants to the provincial rebates for heat pumps;
7. Both EVs and building retrofits, including the installation of heat pumps, EV charging and electric hot water heating, are creating increased demand for electricity supply. However, B.C. Hydro's Five-Year Electrification Plan, released by the government in September of 2021, estimates that it has sufficient supply of clean electricity, including from Site C dam, only to 2030;
8. Motions submitted by the City of Vancouver for consideration by the Union of BC Municipalities (UBCM) related to pursuing distributed renewable energy were passed by consensus or near-consensus at UBCM's September 2022 Convention, specifically:
 - a. That the Government of B.C. pursue as quickly as possible adding financial incentives, including increased feed-in-tariffs, for home and building owners to install solar photovoltaic panels and solar-hot-water systems, and modify the B.C. Building Code, and include in a future BC. Existing Buildings Alterations Code specifications including design and placement standards, and load-bearing requirements for solar (photovoltaic) panels and solar hot water systems.
 - b. That the Government of British Columbia support and provide funding for training programs for workers deep energy retrofits and construction of deeply affordable climate-smart housing, including installing solar panels, solar hot water systems and heat pumps;
9. Recognizing the need to quickly shift to renewable energy, other jurisdictions are requiring solar energy production. For example, starting in 2023 Berlin is requiring solar panel (PV) installations for all new buildings and major renovations. Copenhagen, due to its district energy system and green electricity grid which is largely powered by wind energy, is aiming to be net carbon neutral by 2025. Also, 802 cities in Europe have re-purchased private utility companies to green their grids and keep consumer costs low. And in November, 2022, France announced that it will require all parking lots with 80 or more spaces to be covered by solar panels. See: <https://www.cnbc.com/2022/12/03/parking-lots-becoming-as-important-as-cars-in-climate-change-efforts.html#> ;
10. If installed properly, rooftop solar applications are synergistic with greens roofs, which are currently required in Vancouver on large commercial and institutional

buildings but may in future be required on other buildings types as part of Vancouver's Rain City Strategy and Climate Emergency Action Plan. See [Photo Voltaic on Green Roofs – the Scandinavian Way \(livingarchitecturemonitor.com\)](https://livingarchitecturemonitor.com);

11. Solar photovoltaic systems would not only help meet the increasing demand for renewable electricity but, together with solar hot water systems, would greatly reduce energy costs for families and businesses.

THEREFORE BE IT RESOLVED THAT Vancouver City Council direct staff to:

- a. Consult with appropriate agencies including BC Hydro, renewable energy experts, and relevant contractor and trades worker associations, including Metro Vancouver Zero Emissions Innovation Centre (ZEIC), regarding how best to expedite increasing the supply of renewable energy in Vancouver;
- b. Consult with the appropriate B.C. government ministries regarding their timelines and processes for implementing the renewable energy-related motions tabled by the City of Vancouver and passed unanimously or near-unanimously at the 2022 UBCM convention, including provincial requirements for installation of renewable energy systems, training of installers, and consumer rebates for solar PVC and solar hot water systems;
- c. Evaluate the potential of different types of renewable energy, including solar photovoltaic systems, solar hot water systems, wind and renewable district energy systems, to reduce Vancouver city's GHGs, increase reliability of energy supply and reduce consumers' energy costs;
- d. Determine changes that would be needed in the Vancouver Building By-law and other by-laws, policies and codes to enable expanding renewable energy production in Vancouver; and
- e. Report back to Council by Q4 2023 with results of the above work and a plan that includes options, costs and benefits, and timelines for the City of Vancouver to aggressively pursue increasing production of renewable energy within city limits.

referred

REFERRAL MOVED by Councillor Carr
SECONDED by Councillor Bligh

THAT the motion entitled "Increasing the Climate-Smart Supply of Renewable Energy in Vancouver" be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, January 18, 2023, to hear from speakers, followed by debate and decision.

CARRIED UNANIMOUSLY

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. **Piloting a Culturally Appropriate Indigenous Led Supportive Housing and Wellness Centre Project in Partnership with Indigenous Peoples**

Councillor Bligh submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Council meeting agenda of January 31, 2023, as a Council Members' Motion.

2. **Industrial Modernization and Intensification Framework Development Process Update**

Mayor Sim submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Council meeting agenda of January 31, 2023, as a Council Members' Motion.

3. **Supporting and Expanding Vancouver's Tech Hubs, Clusters and Districts**

Mayor Sim submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Council meeting agenda of January 31, 2023, as a Council Members' Motion.

NEW BUSINESS

1. **Requests for Leaves of Absence**

MOVED by Councillor Zhou
SECONDED by Councillor Meiszner

THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on January 18, 2023, from 9:30 am to 1 pm;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on February 2, 2023, from 6 pm to 10 pm.

CARRIED UNANIMOUSLY

2. **Council's Approval to Attend FCM's Sustainable Communities Conference**

MOVED by Councillor Dominato
SECONDED by Councillor Bligh

THAT Council give consideration to authorize Councillor Lisa Dominato to attend the 2023 FCM Sustainable Communities Conference from February 8-10, 2023, to be held

in Ottawa, ON with expenses estimated at \$2,500 to be funded from the 2023 Councillors Travel Budget.

CARRIED UNANIMOUSLY

3. Federation of Canadian Municipalities – Election to the Board of Directors

MOVED by Councillor Meiszner
SECONDED by Councillor Bligh

WHEREAS

1. The Federation of Canadian Municipalities (FCM) represents the interests of member municipalities on policy and program matters that fall within federal jurisdiction; and
2. FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the united voice required to carry the municipal message to the federal government.

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver support Councillor Lisa Dominato to stand for election on the Federation of Canadian Municipalities (FCM) Board of Directors for the period starting in January 2023 and ending June 2023;

FURTHER THAT Council assumes all costs associated with Councillor Lisa Dominato attending FCM's Board of Directors meetings.

CARRIED UNANIMOUSLY

4. Request for Leave of Absence

MOVED by Councillor Fry
SECONDED by Councillor Zhou

THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on February 14, 2023, from 6 pm to 8 pm.

CARRIED UNANIMOUSLY

5. Request for Leaves of Absence

MOVED by Councillor Dominato
SECONDED by Councillor Bligh

THAT Mayor Sim be granted the following Leaves of Absence for civic business from meeting on:

- January 19, 2023, from 1 pm to 7pm;
- January 24, 2023, from 5 pm onwards;
- January 26, 2023, 9:30 am to 2 pm;
- February 1, 2023, from 1 pm to 4 pm;
- February 2, 2023, from 5 pm onwards; and
- February 23, 2023, all day.

CARRIED UNANIMOUSLY

6. Request for Leave of Absence

MOVED by Councillor Bligh
SECONDED by Councillor Carr

THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on February 2, 2023, from 5 pm onwards.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Civic Agencies

Councillor Boyle enquired when the City of Vancouver's Civic Agencies would be reinstated. The City Clerk agreed to provide a response.

2. Central Downtown Waterfront Planning

Councillor Dominato noted a previous motion from April 26, 2022, entitled "Catalysing Planning for the Future of Central Waterfront District", and advised a report back was expected regarding the cost to undertake the central downtown waterfront work initiated. The City Manager provided a response noting that Council would be receiving a briefing soon regarding the work plan for the Planning, Urban Design and Sustainability department, as currently there are more planning initiatives than staff will have time to undertake and complete in the next few years. He noted Council would be asked to advise staff as to the work they want to prioritize to complete during the term, and that will include the waterfront plan.

3. Previous Motion – A Regulatory Framework to Enable Innovative Urban Activation Projects

Councillor Dominato enquired about a previous motion from March 1, 2022, entitled “A Regulatory Framework to Enable Innovative Urban Activation Projects” and requested Council receive a memo regarding permitting with respect to an improved regulatory framework to enable innovative urban activation projects. She noted this was specifically to get at challenges many organizations are experiencing around non-bricks and mortar activations in the City and requested an update on the City’s work to date around addressing some of the permitting challenges. The City Manager agreed to provide a response.

4. Beverage Container Recycling

Councillor Dominato noted a recent meeting many Councillors had attended with Encorp Pacific to get a briefing and overview of the work around beverage container recycling they undertake province wide. She noted one of the issues that emerged was around how they can enable more access to depots within the city boundary and specifically they are looking at other models instead of bricks and mortar, as shipping containers are being looked at in other jurisdictions. She advised that one of the areas they are struggling with is regulatory framework and how to enable that on the permitting side and otherwise. She requested a memo back on this matter and possibly a future Council briefing. The City Manager agreed to provide a response.

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 5:10 pm.

* * * * *