



## COUNCIL MEETING MINUTES

**MAY 30, 2023**

A Meeting of the Council of the City of Vancouver was held on Tuesday, May 30, 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\* (Leave of Absence for Civic Business - 2 pm to 10 pm)  
Councillor Rebecca Bligh  
Councillor Adriane Carr  
Councillor Dominato\*  
Councillor Pete Fry  
Councillor Sarah Kirby-Yung  
Councillor Mike Klassen  
Councillor Peter Meiszner  
Councillor Brian Montague  
Councillor Lenny Zhou

**ABSENT** Councillor Boyle (Leave of Absence for Personal Reasons)

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

**CITY CLERK'S OFFICE:** Rosemary Hagiwara, Acting City Clerk  
Kirsty Colquhoun, 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 – City of Vancouver Archives 90<sup>th</sup> Anniversary

In honour of the 90<sup>th</sup> anniversary of the City of Vancouver Archives department, Mayor Sim proclaimed June 12, 2023, as the City of Vancouver Archives day in the city of Vancouver. The Mayor invited each member of Council to read it aloud and make the presentation. Heather Gordon, the City Archivist, came forward to the podium to accept the Proclamation.

## **IN CAMERA MEETING**

MOVED by Councillor Carr

SECONDED by Councillor Klassen

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:

(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;

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

(g) litigation or potential litigation affecting the city;

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

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

CARRIED UNANIMOUSLY

## **ADOPTION OF MINUTES**

1. Nomination Subcommittee – May 1, 2023

MOVED by Councillor Carr

SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Nomination Subcommittee meeting of May 1, 2023, be approved.

CARRIED UNANIMOUSLY

2. Council – May 9, 2023

MOVED by Councillor Zhou

SECONDED by Councillor Meiszner

THAT the Minutes of the Council meeting of May 9, 2023, be approved.

CARRIED UNANIMOUSLY

3. Special Council (In-Camera) – May 9, 2023

MOVED by Councillor Bligh  
SECONDED by Councillor Zhou

THAT the Minutes of the Special Council (In-Camera) meeting of May 9, 2023, be approved.

CARRIED UNANIMOUSLY

4. Public Hearing – May 9 and 11, 2023

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Bligh

THAT the Minutes of the Public Hearing of May 9 and 11, 2023, be approved.

CARRIED UNANIMOUSLY

5. Council (City Finance and Services) – May 10, 2023

MOVED by Councillor Carr  
SECONDED by Councillor Bligh

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services of May 10, 2023, be approved.

CARRIED UNANIMOUSLY

6. Auditor General Committee – May 15, 2023

MOVED by Councillor Montague  
SECONDED by Councillor Klassen

THAT the Minutes of the Auditor General Committee meeting of May 15, 2023, be approved.

CARRIED UNANIMOUSLY

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Carr  
SECONDED by Councillor Bligh

THAT Council adopt Communication 1, Reports 2, 3 and 5 and Referral Reports 1 through 4, on consent.

CARRIED UNANIMOUSLY

**COMMUNICATIONS**

**1. Changes to 2023 Council Meeting Schedule**

- A. THAT Council cancel the Public Hearings on June 13 and June 27, 2023;  
  
FURTHER THAT Council add a meeting reserve on June 13 and June 27, 2023, from 6 pm to 10 pm.
- B. THAT Council add a Public Hearing on September 28, 2023, from 1 pm to 5 pm.
- C. THAT Council add a meeting reserve on June 15, June 29, July 13, September 14, September 28, October 19, November 16 and December 15, 2023, from 6 pm to 10 pm.

ADOPTED ON CONSENT (Vote No. 09285)

### UNFINISHED BUSINESS

#### 1. **Prioritization Framework for Planning Policy and Processing Applications April 25, 2023**

At the Council meeting of May 9, 2023, Council received a staff presentation, asked questions of staff, and heard from speakers and then moved to postpone debate and decision on the above-noted report to the Council meeting on May 30, 2023, as Unfinished Business.

\* \* \* \* \*

Staff from Planning, Urban Design and Sustainability provided a short presentation and responded to questions.

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Montague

- A. THAT Council receive the Report dated April 25, 2023, entitled "Prioritization Framework for Planning Policy and Processing Applications" for information.
- B. THAT Council endorse the Prioritization Framework for Rezoning Applications as outlined in Appendix A of the Report dated April 25, 2023, entitled "Prioritization Framework for Planning Policy and Processing Applications", to inform the processing of rezoning enquiries and rezoning applications over the short term.
- C. THAT Council endorse the Policy Prioritization Framework as outlined in Appendix B of the Report dated April 25, 2023, entitled "Prioritization Framework for Planning Policy and Processing Applications", to inform the development of a 4-year work plan for the Planning, Urban Design and Sustainability department to 2026, for consideration as part of a future report back.

amended

AMENDMENT MOVED by Councillor Meiszner  
SECONDED by Councillor Kirby-Yung

THAT the following be added to B:

“to address the existing backlog of applications, except for the priority under ‘Housing’, which shall be amended to include, as a Priority Objective, the delivery of the greatest amount of net new housing units across the entire housing continuum, for all housing types and tenures, as additional direction to the existing prioritization related to secured rental housing, social and supportive housing, and co-operative housing.”

FURTHER THAT in C the word “endorse” be struck and replaced with the words “direct staff to amend”;

AND FURTHER THAT in C the words “for consideration as part of a future report back.” be struck and replaced with the words “to reflect the Council housing direction in B above.”.

CARRIED (Vote No. 09278)  
(Councillors Carr and Fry opposed)

AMENDMENT MOVED by Councillor Klassen  
SECONDED by Councillor Kirby-Yung

THAT the following be added as D:

THAT Council direct staff to discontinue the current Policy Enquiry Process (PEP) for projects that do not comply with by-laws and policy related to rezoning, to be effective immediately, and for staff to inform all applicants that (a) the PEP has been discontinued and (b) invite applicants to continue through the Letter of Enquiry (LOE) or Rezoning Application processes as and when applicable.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Kirby-Yung

THAT the words “except for the few projects that staff determine are very near completing the process,” be inserted in between the words “immediately” and “and”.

CARRIED UNANIMOUSLY (Vote No. 09279)

The amendment to the amendment having carried, the amended amendment was put and  
CARRIED UNANIMOUSLY (Vote No. 09280)

AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Fry

THAT the following be added as E:

THAT Council direct staff to report back on alignment between the Prioritization Framework as outlined in Appendix A and the Housing Vancouver Strategy and the Vancouver Plan land use framework, Big Ideas and Foundational Principles.

LOST (Vote No. 09281)

(Councillors Bligh, Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

Prior to voting on the amended motion, Council agreed to separate the vote on the components of the motion. A and D were put and CARRIED UNANIMOUSLY (Vote No. 09282). B and C were then put and CARRIED (Vote No. 09283) with Councillors Carr and Fry opposed.

### **FINAL MOTION AS APPROVED**

- A. THAT Council receive the Report dated April 25, 2023, entitled "Prioritization Framework for Planning Policy and Processing Applications", for information.
- B. THAT Council endorse the Prioritization Framework for Rezoning Applications as outlined in Appendix A of the Report dated April 25, 2023, entitled "Prioritization Framework for Planning Policy and Processing Applications", to inform the processing of rezoning enquiries and rezoning applications over the short term to address the existing backlog of applications, except for the priority under 'Housing', which shall be amended to include, as a Priority Objective, the delivery of the greatest amount of net new housing units across the entire housing continuum, for all housing types and tenures, as additional direction to the existing prioritization related to secured rental housing, social and supportive housing, and co-operative housing.
- C. THAT Council direct staff to amend the Policy Prioritization Framework as outlined in Appendix B of the Report dated April 25, 2023, entitled "Prioritization Framework for Planning Policy and Processing Applications", to inform the development of a 4-year work plan for the Planning, Urban Design and Sustainability department to 2026, to reflect the Council housing direction in B above.
- D. THAT Council direct staff to discontinue the current Policy Enquiry Process (PEP) for projects that do not comply with by-laws and policy related to rezoning, to be effective immediately, except for the few projects that staff determine are very near completing the process, and for staff to inform all applicants that (a) the PEP has been discontinued and (b) invite applicants to continue through the Letter of Enquiry (LOE) or Rezoning Application processes as and when applicable.

### **REPORTS**

- 1. Commemorating the Komagata Maru Incident: Secondary Naming of a Street May 15, 2023**

Staff from Arts, Culture and Community Services provided a presentation and responded to

questions.

\* \* \* \* \*

*Prior to the hearing of speakers, it was*

*MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou*

*THAT Council extend the meeting past noon in order to hear from speakers on Item 1.*

*CARRIED UNANIMOUSLY*

\* \* \* \* \*

*RECONSIDERATION MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Montague*

*THAT Council reconsider the motion to extend the meeting past noon in order to hear from speakers on Item 1.*

*CARRIED UNANIMOUSLY*

\* \* \* \* \*

*MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Bligh*

*THAT Council extend the meeting past noon in order to hear from speakers on Item 1.*

*amended*

*AMENDMENT MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Bligh*

*THAT the motion be struck and replaced with the following:*

*THAT Council extend the meeting past noon in order to hear the speakers and complete Item 1.*

*CARRIED UNANIMOUSLY*

\* \* \* \* \*

Council heard from seven speakers in support of the recommendations and one speaker in opposition.

*MOVED by Councillor Fry  
SECONDED by Councillor Kirby-Yung*

- A. THAT Council acknowledges the discriminatory decisions made by the City of Vancouver when responding to the arrival of the Komagata Maru and its passengers in 1914.
- B. THAT Council approve the recommendation that the primary street Canada Place be provided a secondary honorary name “Komagata Maru Place” as an act of cultural redress for the City’s role in the Komagata Maru incident.
- C. THAT Council recognize the importance of the 2nd Avenue Gurdwara (1866 West 2nd Avenue) to the South Asian community and direct staff to explore options for how to recognize the specific role it played during the Komagata Maru incident and its larger historical and cultural significance.

CARRIED UNANIMOUSLY (Vote No. 09284)

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*Council recessed at 12:21 pm and reconvened at 3:30 pm with Acting Mayor Meiszner in the Chair.*

\* \* \* \* \*

**2. 2023 Cultural Grants (CASC, Cultural Spaces)  
April 28, 2023**

- A. THAT Council approve Communities and Artists Shifting Culture (CASC) grants totalling \$537,500 from the 2023 Cultural Grants Operating Budget to the 79 organizations listed in Appendix A of the Report dated April 28, 2023, entitled “2023 Cultural Grants (CASC, Cultural Spaces), for the amounts recommended for each organization in the “2023 Grant Recomm” Column.
- B. THAT Council approve 8 Cultural Infrastructure Grants and 14 Small Grants for Cultural Spaces totalling \$1,556,750 from the 2023 Cultural Spaces Capital Budget including funds re-allocated from previous years capital grants funds; and 18 Affordable Spaces Grants totalling \$307,836 from the 2023 Cultural Grants Operating Budget to the cultural organizations listed in Appendix B of the Report dated April 28, 2023, entitled “2023 Cultural Grants (CASC, Cultural Spaces), for the amounts recommended for each organization in the “2023 Grant Recomm” column.
- C. THAT Council approve three Cultural Infrastructure Grants totalling \$750,000 from the 2023 Chinatown Cultural Partnership Program Capital Budgets for the 3 cultural organizations listed in Appendix C of the Report dated April 28, 2023, entitled “2023 Cultural Grants (CASC, Cultural Spaces), for the amounts recommended for each organization in the “2023 Grant Recomm” column.



- D. THAT Council approves staff to set up the applicable Multi-Year Capital Project Budget and Annual Capital Expenditure Budget with the addition of \$500,000 to the 2023 Chinatown Cultural Partnership Program Capital Budget to provide the necessary funding for the Grants described in C above.
- E. THAT Council approve grants totalling \$334,500 to support the Chinese Canadian Museum Society of British Columbia (CCMSBC) from the Arts, Culture, and Community Services Operating Budget, distributed as follows: \$300,000 for operations over three years as per the Memorandum of Understanding between the City of Vancouver and the Province (September 17, 2018) to establish the Museum; and \$34,500 for *The Paper Trail to the 1923 Chinese Exclusion Act* opening exhibit.
- F. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with the Report dated April 28, 2023, entitled “2023 Cultural Grants (CASC, Cultural Spaces), and disburse the grants as described in this report to the satisfaction of the City’s Director of Legal Services and the City’s General Manager of Arts, Culture, and Community Services (or their designate).
- G. THAT pursuant to and for the purposes of Section 206(1)(j) of the Vancouver Charter, Council deems any organization listed in Appendices A and B of the Report dated April 28, 2023, entitled “2023 Cultural Grants (CASC, Cultural Spaces), that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the culture of Vancouver.
- H. THAT no legal rights or obligations will arise or be created by Council’s approval of these Recommendations unless and until a grant agreement and all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT AND A TO C AND E  
BY THE REQUIRED MAJORITY (Vote No. 09286)

**3. Theatre Rental Grant Allocations – Fall 2023 and Spring 2024  
April 28, 2023**

- A. THAT Council approve Theatre Rental Grants (TRG) totaling \$1,349,795 from the 2023 Cultural Grants Operating Budget to the 33 organizations listed in Section A of Appendix A of the Report dated April 28, 2023, entitled “Theatre Rental Grant Allocations – Fall 2023 and Spring 2024”, for the amounts recommended for each organization in the “Sept. 1 – Dec. 31, 2023 Recommendation” column, for use of the Vancouver Civic Theatres (VCT) from September 1 – December 31, 2023.

- B. THAT Council approve, in advance of determination of the 2024 Theatre Rental Grants Budget, Theatre Rental Grants (TRG) totaling \$1,830,195 from the 2024 Cultural Grants Operating Budget to the 57 organizations listed in Section B of Appendix A of the Report dated April 28, 2023, entitled “Theatre Rental Grant Allocations – Fall 2023 and Spring 2024”, for the amounts recommended for each organization in the Jan. 1 – Aug. 31, 2024 Recommendation” column, for use of the Vancouver Civic Theatres (VCT) from January 1 – August 31, 2024.
- C. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with the Report dated April 28, 2023, entitled “Theatre Rental Grant Allocations – Fall 2023 and Spring 2024”, 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).
- D. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A of the Report dated April 28, 2023, entitled “Theatre Rental Grant Allocations – Fall 2023 and Spring 2024”, that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the culture of Vancouver.
- E. THAT, no legal rights or obligations will arise or be created by Council’s adoption of A to D above unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT AND A AND B  
BY THE REQUIRED MAJORITY (Vote No. 09287)

**4. SRO Update, 2023 Low-Income Housing Survey and Proposed SRA By-Law Amendments  
April 23, 2023**

Staff from Housing and Homelessness Services provided a presentation and responded to questions.

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor Klassen  
SECONDED by Councillor Bligh*

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

*CARRIED UNANIMOUSLY*

\* \* \* \* \*

MOVED by Councillor Bligh  
SECONDED by Councillor Klassen

- A. THAT Council receive for information the results of the City's biennial 2023 Downtown Core Low-Income Housing Survey (included in Appendix A of the Report dated April 23, 2023, entitled "SRO Update, 2023 Low-Income Housing Survey and Proposed SRA By-law Amendments").
- B. THAT Council, having provided an opportunity for persons to make their views respecting proposed by-law amendments known to the Council, approve, in principle, amendments to the Single Room Accommodation By-law generally in accordance with Appendix B of the Report dated April 23, 2023, entitled "SRO Update, 2023 Low-Income Housing Survey and Proposed SRA By-law Amendments", as follows:
  - (i) Expand the definition of "demolition" to include an owner's neglect that results in a designated building or rooms in the building becoming uninhabitable OR so unsafe or dilapidated that they are subject to an order under section 324A of the *Vancouver Charter* that it be demolished or removed;
  - (ii) Increase the amount Council may require as a condition of approving an SRA Permit from \$230,000 to \$300,000 to fund the costs of replacing a room that is being removed from the SRA By-law;
  - (iii) Allow applicants for SRA Permits to seek related development or building permits prior to approval of the SRA permit by replacing the word "seek" with "obtain" in section 4.1 (a) of the SRA By-law in order to expedite the regulatory process;
  - (iv) Authorize the General Manager of Arts, Culture and Community Services to approve SRA Conversion or Demolition Permits for all applications in which three or fewer rooms are being lost as a result of the SRA Conversion or Demolition Permit and the loss of rooms results in improved liveability or operations;
  - (v) Authorize the General Manager of Arts, Culture and Community Services to approve SRA Conversion or Demolition Permits for all applications in which the applicant is a provider of social housing and the upgraded or replacement room is being secured as social housing;
  - (vi) Amend Schedule A of the SRA By-law to remove addresses in the SRA inventory that are no longer designated under the SRA By-law;

FURTHER THAT Council instruct the Director of Legal Services to bring forward for enactment a By-law amending the SRA By-law, generally in accordance with

Appendix B of the above-noted Report.

- C. THAT Council authorize a grant totaling \$50,000 to the Downtown Eastside SRO Collaborative Society to expand the *SRO Fire Safety Preparedness and Response in SROs* pilot project outlined in Appendix C of the Report dated April 23, 2023, entitled “SRO Update, 2023 Low-Income Housing Survey and Proposed SRA By-law Amendments”. Source of funding is the 2023 Arts, Culture and Community Services budget;

FURTHER THAT Council delegate its authority to the City’s General Manager of Arts, Culture, and Community Services (or their designate) to negotiate and execute legal agreements disbursing the grant described in C and containing the terms and conditions described in the above-noted report and any other terms and conditions that the City’s General Manager of Arts, Culture, and Community Services and its Director of Legal Services deem necessary.

- D. THAT no legal rights or obligations will arise or be created by Council’s adoption of C above unless and until all legal documentation has been executed and delivered by the respective parties.

CARRIED UNANIMOUSLY AND C  
BY THE REQUIRED MAJORITY (Vote No. 09296)  
(Councillor Dominato absent for the vote)

**5. Auditor General Committee Recommendations Transmittal Report  
May 8, 2023**

THAT Council approve the recommendations from the May 15, 2023, Auditor General Committee meeting as follows:

THAT Council adopt updated terms of reference for the Auditor General Committee, as identified in Appendix A of the Report dated April 17, 2023, entitled “Update to Auditor General Committee Terms of Reference,” (attached as Appendix A of the Report dated May 8, 2023, entitled “Auditor General Committee Recommendations Transmittal Report”,) to add a third external advisory liaison member position;

FURTHER THAT Council adopt updated Code of Conduct/Terms of Engagement for Auditor General Committee external advisory liaison members, as identified in Appendix B of the Report dated April 17, 2023, entitled “Update to Auditor General Committee Terms of Reference,”.

ADOPTED ON CONSENT (Vote No. 09288)

**REFERRAL REPORTS**

**1. CD-1 Rezoning: 5079 - 5161 Ash Street  
May 16, 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 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 Pennyfarthing Development Group on behalf of:

- Pennyfarthing Ash Street Properties Ltd., Inc. No. BC1300849, the registered owner of 5079-5137 Ash Street [*Lots 47-49 of Block 839 District Lot 526 Plan 8710; PIDs 009-956-824, 009-956-832 and 009-956-859, respectively*]; and
- Pennyfarthing Properties Ash St. South Ltd., Inc. No. BC1103975, the registered owner of 5161 Ash Street [*PID 006-038-182; Lot 50 Block 839 District Lot 526 Plan 8710*];

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 2.0 and the maximum building height from 10.7 m (35 ft.) to 21.4 m (70 ft.) to permit the development of a six-storey residential building containing 62 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 Report dated May 16, 2023, entitled “CD-1 Rezoning: 5079 – 5161 Ash Street”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Shift Architecture, received March 14, 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 Report dated May 16, 2023, entitled “CD-1 Rezoning: 5079 – 5161 Ash Street”.

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 Report dated May 16, 2023, entitled “CD-1 Rezoning: 5079 – 5161 Ash Street”;

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

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

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, 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. 09289)

**2. CD-1 Rezoning: 3132 – 3150 Rosemont Drive  
May 16, 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 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 Boni Maddison Architects, on behalf of M. Kopernik (Nicolaus Copernicus) Foundation, the registered owner of the lands located at 3132-3150 Rosemont Drive [*PID 007-881-002; Lot 44, District Lot 334 Plan 14240*], to rezone the lands to remove the property from CD-1 (72) (Comprehensive Development) District and create two new CD-1 (Comprehensive Development) Districts (CD-1 West and CD-1 East) to permit the development of a six-storey residential building with 94 social housing units and retention of the existing community care facility, be approved in principle;

FURTHER THAT the draft CD-1 by-laws, prepared for the Public Hearing in accordance with Appendices A and B of the Report dated May 16, 2023, entitled "CD-1 Rezoning: 5079 – 5161 Ash Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle for CD-1 West, generally as prepared by Boni Maddison Architects, received November 16, 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 D of the above-noted Report.

- B. THAT, subject to the enactment of proposed CD-1 West and CD-1 East by-laws, CD-1 (72) By-law No. 4580, be amended to remove 3132-3150 Rosemont generally as set out in Appendix C of the Report dated May 16, 2023, entitled "CD-1 Rezoning: 5079 – 5161 Ash Street";

FURTHER THAT the draft CD-1 (72) by-law amendments, prepared for the Public Hearing in accordance with Appendix C 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 D of the Report dated May 16, 2023, entitled "CD-1 Rezoning: 5079 – 5161 Ash Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the by-law for CD-1 West, 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.

- 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. 09290)

**3. CD-1 Rezoning: 314 - 328 West Hastings Street  
May 16, 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 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 Pacific Reach Properties, on behalf of:

- PR 314 Hastings Holdings Ltd.8, the registered owner of 314 West Hastings Street [Lots 7 and 8 Block 26 District Lot 541 Plan 210; PIDs: 002-542-129 and 002-542-137, respectively]; and
- PR 322 Hastings Holdings Ltd., Inc. No. BC1223547, the registered owner of 322 West Hastings Street [Lots 5 and 6 Block 26 District Lot 541 Plan 210; PIDs: 004-753-241 and 015-501-973, respectively]; and
- PR 328 Hastings Holdings Ltd., Inc. No. BC122354, the registered owner of 328 West Hastings Street [Lot 5 Block 26 District lot 541 Plan 210; PID: 004-753-241];

to rezone the lands from DD (Downtown) to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 6.00 to 8.56 to permit the development of a 12-storey, mixed-use building containing 128 secured market rental units, with at-grade commercial uses, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report dated May 16, 2023, entitled “CD-1 Rezoning: 314 – 328 West Hastings Street”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Atelier Pacific Architecture Inc., received April 28, 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 Part 2 of Appendix B of the Report dated May 16, 2023, entitled “CD-1 Rezoning: 314 – 328 West Hastings 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 in principle of the rezoning, the existing buildings known as the Tip Top Tailors Building at 314 West Hastings Street [Lots 7 and 8 Block 26 District Lot 541 Plan 210; PIDs: 002-542-137 and 002-542-129, respectively] and the J.B Mathers Real Estate Building at 328 West Hastings



Street [Lots 5 and 6 Block 26 District Lot 541 Plan 210; PIDs: 004-753-241 and 015-501-973, respectively] (the “heritage buildings”) be added to the Vancouver Heritage Register in the ‘B’ evaluation category.

- D. 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 Report dated May 16, 2023, entitled “CD-1 Rezoning: 314 – 328 West Hastings Street”, be approved.
- E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Report dated May 16, 2023, entitled “CD-1 Rezoning: 314 – 328 West Hastings 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.

- F. THAT A to E above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a 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. 09291)

4. **CD-1 Rezoning: 4261 Cambie Street and 503 West 27th Avenue  
May 16, 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 by-laws, including amendments to the Zoning and Development By-law and Subdivision 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 Arno Matis Architecture Inc. on behalf of Aria Pacific Cambie Second Development Ltd., the registered owner of the lands located at 4261 Cambie Street and 503 West 27th Avenue [*Lots 10 and 11 Block 700 District Lot 526 Plan 6539; PIDs 010-878-653 and 010-878-688, respectively*] to rezone from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.70 to 2.80 and the maximum building height from 10.7 m (35 ft.) to 21.0 m (69 ft.) to permit the development of a six-storey residential building and townhomes with 60 strata-titled 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 Report dated May 15, 2023, entitled "CD-1 Rezoning: 4261 Cambie Street and 503 West 27<sup>th</sup> Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arno Matis Architecture Inc., received February 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 of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Report dated May 15, 2023, entitled "CD-1 Rezoning: 4261 Cambie Street and 503 West 27<sup>th</sup> 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. 09292)

\* \* \* \* \*

### BY-LAWS

Councillors Kirby-Yung, Klassen, Montague and Zhou advised that they had reviewed the proceedings related to by-law 11 and would therefore be voting on the enactments.

Councillors Klassen, Montague and Zhou advised that they had reviewed the proceedings related to by-laws 12 through 16 and would therefore be voting on the enactments.

MOVED by Councillor Fry  
SECONDED by Councillor Zhou

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, 2 and 4 through 16 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

MOVED by Councillor Montague  
SECONDED by Councillor Carr

THAT Council enact the by-law listed on the agenda for this meeting as number 3, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

1. A By-law to amend Parking Meter By-law No. 2952 Regarding Chinatown Parking Meter Rates (By-law No. 13686)
2. A By-law to amend Zoning and Development By-law No. 3575 to rezone areas from RS-1 and RT-1 Districts to RM-8A and RM-8AN Districts (Cambie Corridor Plan) (By-law No. 13687)  
*(Mayor Sim ineligible for the vote)*
3. A By-law to amend Subdivision By-law No. 5208 regarding the RM-8A and RM-8AN Districts (By-law No. 13688)
4. A By-law to amend Zoning and Development By-law No. 3575 regarding density bonus shares (By-law No. 13689)  
*(Mayor Sim ineligible for the vote)*
5. A By-law to designate certain real property as protected heritage property for 852 Seymour Street (Great War Veterans' Association Hall) (By-law No. 13690)  
*(Mayor Sim ineligible for the vote)*
6. A By-law to enact a Housing Agreement for 1406-1410 East King Edward Avenue (By-law No. 13691)

7. A By-law to enact a Housing Agreement for 3970-3998 Main Street (By-law No. 13692)
8. A By-law to enact a Housing Agreement for 4575 Granville Street (By-law No. 13693)
9. A By-law to enact a Housing Agreement for 3551 East Hastings Street (By-law No. 13694)
10. A By-law to enact a Housing Agreement for 495 West 41st Avenue (By-law No. 13695)
11. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (6409-6461 Cambie Street and 5505 West 49th Avenue) (By-law No. 13696)  
*(Councillors Bligh, Meiszner and Mayor Sim ineligible for the vote)*
12. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RS-1 to RM-8A (4825 Laurel Street) (By-law No. 13697)  
*(Councillors Bligh, Meiszner and Mayor Sim ineligible for the vote)*
13. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1332 Thurlow Street and 1065 Harwood Street) (By-law No. 13698)  
*(Councillor Meiszner and Mayor Sim ineligible for the vote)*
14. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1066-1078 Harwood Street) (By-law No. 13699)  
*(Councillor Meiszner and Mayor Sim ineligible for the vote)*
15. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (3304 Kingsway) (By-law No. 13700)  
*(Councillors Bligh, Meiszner and Mayor Sim ineligible for the vote)*
16. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RS-1 to RM-8A (5512-5538 Willow Street) (By-law No. 13701)  
*(Councillors Carr, Meiszner and Mayor Sim ineligible for the vote)*

### **ADMINISTRATIVE MOTIONS**

1. **Resolution – Zoning and Development By-law Amendments to Rezone Areas from RS-1 and RT-1 to RM-8A and RM-8AN**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Bligh

WHEREAS on May 9, 2023 Council approved, in principle, amendments to the Zoning and Development By-law to rezone specific areas as outlined in the Cambie Corridor Plan from RS-1 (Residential) District or RT-1 (Residential) District to RM-8A or RM-8AN (Residential) District (the “Zoning and Development By-law Amendments”).

WHEREAS on May 9, 2023 Council also directed staff to bring forward consequential amendments to section 14.1.2, Figure 14.2 and Figure 14.4 of the Cambie Corridor Plan,

(the “Consequential Policy Amendments”) to be adopted by Council after the Zoning and Development By-law Amendments are enacted;

AND WHEREAS the Zoning and Development By-law Amendments have been enacted and will come into force and take effect on May 30, 2023.

THEREFORE BE IT RESOLVED THAT the attached Consequential Policy Amendments are hereby adopted to form part of the Cambie Corridor Plan, and are to come into effect on May 30, 2023, the same date as the Zoning and Development By-law Amendments.

CARRIED UNANIMOUSLY

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

None.

### **NEW BUSINESS**

#### **1. Requests for Leaves of Absence**

MOVED by Councillor Bligh  
SECONDED by Councillor Zhou

THAT Councillor Montague be granted a Leave of Absence for personal reasons from meetings on June 27, 28, and June 29, 2023, all day;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for personal reasons on June 6, 2023, from 3 pm to 5 pm, and June 15, 2023, from 1 pm to 5 pm;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business on May 31, 2023, from 9:30 am to 1 pm;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business on June 15, 2023, from 2:45 pm to 5 pm;

FURTHER THAT Councillor Carr be granted a Leave of Absence for civic business on June 14 and 15, 2023, from 1 pm to 3 pm;

FURTHER THAT Mayor Sim be granted a Leave of Absence for civic business on May 30, 2023, from 2 pm onwards, May 31, 2023, from 9 am to 2 pm, June 1 and 6, 2023, from 3 pm onwards, June 13, 2023, from 8:30 am to 11 am, June 14, 2023, from 2:15 pm to 4:30 pm, June 15, 2023, from 1 pm to 5 pm, June 20, 2023, from 3 pm onwards, and June 27, 28 and 29, 2023, all day;

AND FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business on June 14 and 15, 2023, from 1 pm to 5 pm.

CARRIED UNANIMOUSLY

## **ENQUIRIES AND OTHER MATTERS**

### **1. Artificial Intelligence Applications to Speed up Permitting Process**

Councillor Zhou enquired about the City of Kelowna's use of A.I. to speed up their permitting process and the City of Vancouver's recent visit to Kelowna regarding this, and wanted to know what the City of Vancouver staff learned. The City Manager provided a brief update and agreed to provide a response.

## **ADJOURNMENT**

MOVED by Councillor Bligh  
SECONDED by Councillor Zhou

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:40 pm.

\* \* \* \* \*