



## COUNCIL MEETING MINUTES

JULY 25, 2023

A Meeting of the Council of the City of Vancouver was held on Tuesday, July 25, 2023, at 9:31 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*.

<b>PRESENT:</b>	Councillor Mike Klassen, Acting Mayor Councillor Rebecca Bligh* Councillor Boyle Councillor Adriane Carr Councillor Dominato* Councillor Pete Fry Councillor Sarah Kirby-Yung Councillor Peter Meiszner Councillor Brian Montague Councillor Lenny Zhou
<b>ABSENT</b>	Mayor Ken Sim (Leave of Absence for Personal Reasons)
<b>CITY MANAGER'S OFFICE:</b>	Paul Mochrie, City Manager Karen Levitt, Deputy City Manager
<b>CITY CLERK'S OFFICE:</b>	Rosemary Hagiwara, Acting City Clerk Kirsty Colquhoun, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### WELCOME

The Acting 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 Acting 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 – Emancipation Day

In honour of Emancipation Day, Acting Mayor Klassen proclaimed August 1, 2023, as Emancipation Day in the City of Vancouver. People of African descent and other Canadians have recognized and celebrated Emancipation day since August 1, 1834, when the Slavery Abolition Act of 1833 came into effect. In March of 2021, the Government of Canada declared August 1st as Emancipation day Across Canada. Acting Mayor Klassen invited members of

Council to read the Proclamation and presented it to the Black and African Diaspora Communities, Antiracism and Cultural Redress Advisory Committee members.

## **IN CAMERA MEETING**

MOVED by Councillor Dominato  
SECONDED by Councillor Carr

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.
- (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;
- (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 – July 4, 2023

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

THAT the Minutes of the Nomination Subcommittee of July 4, 2023, be approved.

CARRIED UNANIMOUSLY

2. Auditor General Committee – July 6, 2023

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Carr

THAT the Minutes of the Auditor General Committee meeting of July 6, 2023, be approved.

CARRIED UNANIMOUSLY

3. Council – July 11, 2023

MOVED by Councillor Carr  
SECONDED by Councillor Zhou

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

CARRIED UNANIMOUSLY

4. Public Hearing – July 11, 2023

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Boyle

THAT the Minutes of the Public Hearing of July 11, 2023, be approved.

CARRIED UNANIMOUSLY

5. Council (City Finance and Services) – July 12, 2023

MOVED by Councillor Carr  
SECONDED by Councillor Zhou

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services of July 12, 2023, be approved.

CARRIED UNANIMOUSLY

6. Public Hearing – July 13, 2023

MOVED by Councillor Zhou  
SECONDED by Councillor Meiszner

THAT the Minutes of the Public Hearing of July 13, 2023, be approved.

CARRIED UNANIMOUSLY

## **MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Carr  
SECONDED by Councillor Dominato

THAT Council adopt Communication 1, Reports 2 and 6 and Referral Reports 1 to 6, on consent.

CARRIED UNANIMOUSLY AND REPORT 2  
BY THE REQUIRED MAJORITY

## **COMMUNICATIONS**

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

THAT Council change the meeting reserve on December 14, 2023, from 3 pm to 5 pm to 6 pm to 10 pm.

ADOPTED ON CONSENT (Vote No. 09428)

## **REPORTS**

### **1. 2023 Community Services and Other Social Grants July 11, 2023**

Council heard from two speakers who spoke in support of and one speaker who spoke to other aspects of the recommendations.

MOVED by Councillor Fry  
SECONDED by Councillor Dominato

- A. THAT Council approve 23 Core Support Grants totalling \$680,512 from the 2023 Social Policy Operating Grants budget to the organizations listed in Appendix A-1 of the Report dated July 11, 2023, entitled "2023 Community Services and Other Social Grants" for the amounts recommended in the "2023 Recommend" column of the same report to address inequity and mitigate conditions that create vulnerabilities for residents of Vancouver.
- B. THAT Council approve 46 Childcare Enhancement Grants totalling \$992,689 from the 2023 Social Policy Operating Grants Budget – Childcare to the organizations listed in Appendix B-1 of the Report dated July 11, 2023, entitled "2023 Community Services and Other Social Grants" for the amounts recommended in the "2023 Recommend" column of the same report to support licensed childcare programs working with vulnerable families.
- C. THAT Council approve 18 Childcare Reserve Grants totalling \$554,400 from the Childcare Reserve to the organizations listed in Appendix C-1 of the Report dated July 11, 2023, entitled "2023 Community Services and Other Social

Grants” for the amounts recommended in the "2023 Recommend" column of the same report to support the operation of 312 infant/toddler childcare spaces.

- D. THAT Council approve 3 Childcare Project Grants totalling \$95,000 from the 2023 Social Policy Operating Grants Budget – Childcare to the organizations listed in Appendix D of the Report dated July 11, 2023, entitled “2023 Community Services and Other Social Grants” for the amounts recommended in the "2023 Recommend" column of the same report to support capacity building in the childcare sector.
- E. THAT Council approve 3 Childcare Capital Grants totalling \$54,841 from the 2023 Small Capital Grants for Non-city Owned Childcare budget to the organizations listed in Appendix E of the Report dated July 11, 2023, entitled “2023 Community Services and Other Social Grants” for the amounts recommended in the "2023 Recommend" column of the same report.
- F. THAT Council approve 2 Social Policy Small Capital Grants totalling \$75,000 from the 2023 Social Policy Small Capital Grant budget to the organizations listed in Appendix F-1 of the Report dated July 11, 2023, entitled “2023 Community Services and Other Social Grants” for the amounts recommended in the "2023 Recommend" column of the same report.
- G. THAT Council approve a grant of \$337,249 to the Collingwood Neighbourhood House Society as described in Appendix G of the Report dated July 11, 2023, entitled “2023 Community Services and Other Social Grants” to support operations of the Collingwood Gymnasium and Collingwood Annex from January 1, 2023 to December 31, 2023. Source of funds is \$297,249 from the 2023 General Government Operating budget and \$40,000 from the 2023 Social Policy Grants Operating budget.
- H. THAT Council approve a grant of \$90,000 from the 2023 Sustainability Operating Reserve to the Downtown Eastside Single Residency Occupancy (SRO) Collaborative Society as described in Appendix H of the Report dated July 11, 2023, entitled “2023 Community Services and Other Social Grants” for the SRO Heat Preparedness and Response Program.
- I. THAT Council approve 7 one-time grants under the Social Responsibility Fund Grant Program totalling \$130,156 from the 2023 Edgewater Social Responsibility Fund to the organizations listed in Appendix I of the Report dated July 11, 2023, entitled “2023 Community Services and Other Social Grants” for the amounts recommended in the "2023 Recommend" column of the same report.
- J. THAT Council approve a grant of \$50,000 from the 2023 Arts, Culture, and Community Services (ACCS) Operating budget to Frog Hollow Neighbourhood House for the ‘Restorative Neighbourhood Pilot’ as described in Appendix J of the Report dated July 11, 2023, entitled “2023 Community Services and Other Social Grants” in support of a Restorative City initiative.

- K. THAT Council approve a School Age Care Capital Grant of \$91,000 from the 2023 Childcare Capital Budget to the British Columbia Indigenous Housing Society (formerly Vancouver Native Housing Society) as described in Appendix K-1 of the Report dated July 11, 2023, entitled “2023 Community Services and Other Social Grants” to address cost escalation associated with the construction of a childcare project at 1766 Frances Street.
- L. THAT Council approve a Neighbourhood House Emergency Grant of \$20,000 from the 2023 Social Policy Operating Grants budget to the Little Mountain Neighbourhood House Society as described in Appendix L of the Report dated July 11, 2023, entitled “2023 Community Services and Other Social Grants”.
- M. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A to L of the Report dated July 11, 2023, entitled “2023 Community Services and Other Social Grants” that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the health and welfare of the City.
- N. THAT Council delegate its authority to the General Manager of Arts, Culture and Community Services to negotiate and execute agreements to disperse the grants described in Recommendations A to L of the Report dated July 11, 2023, entitled “2023 Community Services and Other Social Grants” on the terms and conditions set out herein or such other terms and conditions as are satisfactory to the General Manager of Arts, Culture and Community Services and the Director of Legal Services.
- O. THAT 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.

CARRIED UNANIMOUSLY AND A TO L  
BY THE REQUIRED MAJORITY (Vote No. 09421)  
(Councillor Bligh absent for the vote)

**2. Vancouver Heritage Foundation (VHF) Heritage Conservation Grant Program – Annual Report 2022-2023, New Grant Agreement 2023-2026, and Grant Release for 2023-2024  
May 9, 2023**

- A. THAT Council receive for information the *Heritage Conservation Grant Program – Annual Report 2022-2023*, prepared by Vancouver Heritage Foundation, attached as Appendix A of the Report dated May 9, 2023, entitled “Vancouver Heritage Foundation (VHF) Heritage Conservation Grant Program – Annual Report 2022-2023, New Grant Agreement 2023-2026, and Grant Release for 2023-2024”.

- B. THAT Council instruct the Director of Legal Services to prepare a new Grant Agreement between the City of Vancouver and the Vancouver Heritage Foundation for the next four-year term (2023-2026) to enable implementation of the Heritage Conservation Grant Program;

FURTHER THAT Council approve payment of a grant to the Vancouver Heritage Foundation in the amount of \$300,000 for the implementation of the first year of the Heritage Conservation Grant Program (2023-2024), source of funding 2023 Capital Budget.

ADOPTED ON CONSENT AND A AND B  
BY THE REQUIRED MAJORITY (Vote No. 09429)

**3. 2024 Social Policy Grants Program  
July 11, 2023**

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

Council heard from six speakers who spoke in support of and four speakers who spoke to other aspects of the recommendations.

MOVED by Councillor Zhou  
SECONDED by Councillor Fry

- A. THAT Council approve the 2024 Social Policy Grants Program as presented in this Report dated July 11, 2023, entitled "2024 Social Policy Grants Program", which outlines the policy, programs, adjudication process, funding streams and accountability requirements to support ongoing and emerging needs in the social services non-profit sector in the City of Vancouver.
- B. THAT Council delegate decisions related to any other operational matter related to administering the 2024 Social Policy Grants Program that is not described or contemplated in this Report dated July 11, 2023, entitled "2024 Social Policy Grants Program", to the General Manager of Arts, Culture, and Community Services.
- C. THAT Council direct staff to conduct a review of different municipal models for the delivery of social services grants and report back with options in 2024.

amended

MOVED by Councillor Zhou  
SECONDED by Councillor Kirby-Yung

THAT in C the words:

- The word “jurisdictional” be inserted in between the words “a” and “review.
- The word “granting” be inserted in between the words “municipal” and “models”.
- The words “in jurisdictional comparable in size to Vancouver” be inserted between the words “grants” and “and”.
- The word “early” be inserted between the words “in” and “2024”.

FURTHER THAT the following be added to the end of C:

“to towards continual improvement of the City’s granting program, with consideration of the following:

- accelerating the inclusion of multi-year grants,
- recognizing the diverse needs of neighbourhoods across the City regarding the distribution of grants
- consultation with the non-profit sector on opportunities for improvement the with grant programs, processes and towards reducing administrative burden
- provision of outcomes based metrics, appropriate to the size and scope of the organization and grant, to help demonstrate the reach and impacts of grant funding
- opportunities to support greater community involvement in grant processes and allocation”

amended

\* \* \* \* \*

*At 11:32 am, Councillor Carr rose on a point of order, under section 8.7(f) of the Procedure By-law, stating that the amendment is dilatory and frivolous because it relates to work City Staff are already conducting. Councillor Carr asked the Chair to rule on whether the amendment was in order. The Chair ruled that the amendment was in order as it relates to considerations made by staff in the Report but adds further clarity to them.*

\* \* \* \* \*

AMENDMENT TO THE AMENDMENT MOVED by Councillor Fry  
SECONED by Councillor Kirby-Yung

THAT in the 5th bullet of C, the words “service sector” be inserted between the words “community” and “involvement”.

CARRIED UNANIMOUSLY (Vote No. 09422)

The amendment to the amendment having carried the amended amendment was put and CARRIED UNANIMOUSLY (Vote No.9423) with Councillor Fry abstaining from the vote.

AMENDMENT MOVED by Councillor Boyle  
SECONDED by Councillor Fry

THAT the following be added as a D:



THAT Council direct staff to report back on the potential for expanding delegated authorities within the context of granting, similar to procurement delegated authorities and existing grant programs with delegated authority, in order to expedite response time in addressing urgent needs.

CARRIED (Vote No. 09424)  
(Councillors Kirby-Yung, Meiszner and Montague opposed)

\* \* \* \* \*

*At this point in the proceedings, it was*

*MOVED by Councillor Carr*  
*SECONDED by Councillor Zhou*

*THAT council extend the meeting past noon in order to complete Report 3.*

CARRIED UNANIMOUSLY

\* \* \* \* \*

Prior to voting on the amended motion, Council agreed to separate the vote on the components of the motion. A and B were put and CARRIED UNANIMOUSLY (Vote No. 09425); C was put and CARRIED UNANIMOUSLY (Vote No. 09426) with Councillor Fry abstaining from the vote; and D was put and CARRIED (Vote No. 09427) with Councillors Kirby-Yung, Meiszner and Montague opposed.

#### **FINAL MOTION AS APPROVED**

- A. THAT Council approve the 2024 Social Policy Grants Program as presented in this Report dated July 11, 2023, entitled “2024 Social Policy Grants Program”, which outlines the policy, programs, adjudication process, funding streams and accountability requirements to support ongoing and emerging needs in the social services non-profit sector in the City of Vancouver.
- B. THAT Council delegate decisions related to any other operational matter related to administering the 2024 Social Policy Grants Program that is not described or contemplated in this Report dated July 11, 2023, entitled “2024 Social Policy Grants Program” to the General Manager of Arts, Culture, and Community Services.
- C. THAT Council direct staff to conduct a jurisdictional review of different municipal granting models for the delivery of social services grants in jurisdictions comparable in size to Vancouver and report back in early 2024 to towards continual improvement of the City's granting program, with consideration of the following:
  - accelerating the inclusion of multi-year grants,

- recognizing the diverse needs of neighbourhoods across the City regarding the distribution of grants
  - consultation with the non-profit sector on opportunities for improvement the with grant programs, processes and towards reducing administrative burden
  - provision of outcomes based metrics, appropriate to the size and scope of the organization and grant, to help demonstrate the reach and impacts of grant funding
  - opportunities to support greater community service sector involvement in grant processes and allocation
- D. THAT Council direct staff to report back on the potential for expanding delegated authorities within the context of granting, similar to procurement delegated authorities and existing grant programs with delegated authority, in order to expedite response time in addressing urgent needs.

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*Council recessed at 12 pm and reconvened at 3:29 pm*

\* \* \* \* \*

**4. 2024 Arts and Culture Grants  
May 30, 2023**

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

MOVED by Councillor Carr  
SECONDED by Councillor Boyle

- A. THAT Council approve the 2024 Arts and Culture Grants Program Framework as presented in the Report dated May 30, 2023, entitled “2024 Arts and Culture Grants”, which outlines the policy, programs, adjudication process, budget, and accountability requirements to support ongoing and emerging needs in the local arts and culture sector.
- B. THAT Council delegate decisions related to any other operational matter related to administering the 2024 Arts and Culture Grants Program Framework that is not described or contemplated in the Report dated May 30, 2023, entitled “2024 Arts and Culture Grants”, to the General Manager of Arts, Culture, and Community Services.
- C. THAT, to enable more efficient granting processes, Council direct staff to report back on the potential for expanding delegated authorities within the context of granting, similar to procurement delegated authorities.

amended

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*At 4:09 pm, during discussion on the amendment, Acting Mayor Klassen relinquished the Chair to Deputy Mayor Meiszner in order to ask questions of team members and the City Manager and resumed the Chair at 4:10 pm.*

\* \* \* \* \*

AMENDMENT MOVED by Councillor Boyle  
SECONDED by Councillor Kirby-Yung

THAT the following be added as D:

THAT Council direct staff to explore and report back on options for a Destination Festivals and Special Events Fund and Program.

CARRIED UNANIMOUSLY (Vote No. 09438)  
(Councillors Bligh and Dominato absent for the vote)

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*At 4:21 pm, during discussion on the amendment, Acting Mayor Klassen relinquished the Chair to Deputy Mayor Meiszner in order to make comments on the amendment and resumed the Chair at 4:22 pm.*

\* \* \* \* \*

AMENDMENT MOVED by Councillor Zhou  
SECONDED by Councillor Meiszner

THAT the following be added as E:

- E. THAT Council direct staff to conduct a jurisdictional review of different municipal granting models for the delivery of cultural services grants in jurisdictions comparable in size to Vancouver and report back with options in early 2024 to improve the City's granting program, with consideration of the following:
- accelerating the inclusion of multi-year grants,
  - recognizing the diverse needs of neighbourhoods across the City regarding the distribution of grants,
  - consultation with the arts and culture organizations on opportunities for improvement with grant processes and reducing administrative burdens
  - provision of outcomes based metrics, appropriate to the size and scope of the organization and grant, to help demonstrate the reach and impacts of grant funding

- opportunities to support greater arts and culture sector involvement in grant processes and allocation

CARRIED (Vote No. 09439)  
(Councillor Boyle opposed)  
(Councillors Carr and Fry abstained from the vote)  
(Councillors Dominato and Bligh absent for the vote)

Prior to the vote Council agreed to separate the vote on the components of the motion. A, B and D were put and CARRIED UNANIMOUSLY (Vote No. 09440) with Councillors Bligh and Dominato absent for the vote; C was put and LOST (Vote No. 09441) with Councillors Kirby-Yung, Meiszner, Montague and Zhou opposed and Councillors Bligh and Dominato absent for the vote.

\* \* \* \* \*

*At this point in the proceedings, it was*

*MOVED by Councillor Klassen  
SECONDED by Councillor Carr*

*THAT the vote on clause C be reconsidered.*

**CARRIED UNANIMOUSLY**

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Following the reconsideration vote, C was put and LOST (Vote No. 09442) with Councillors Kirby-Yung, Klassen, Meiszner, Montague and Zhou, opposed, and Councillors Bligh and Dominato absent for the vote; E was put and CARRIED (Vote No. 09443) with Councillors Boyle and Fry opposed, Councillor Carr abstained and Councillor Bligh absent for the vote.

### **FINAL MOTION AS APPROVED**

- A. THAT Council approve the 2024 Arts and Culture Grants Program Framework as presented in the Report dated May 30, 2023, entitled “2024 Arts and Culture Grants”, which outlines the policy, programs, adjudication process, budget, and accountability requirements to support ongoing and emerging needs in the local arts and culture sector.
- B. THAT Council delegate decisions related to any other operational matter related to administering the 2024 Arts and Culture Grants Program Framework that is not described or contemplated in the Report dated May 30, 2023, entitled “2024 Arts and Culture Grants”, to the General Manager of Arts, Culture, and Community Services.
- C. THAT Council direct staff to explore and report back on options for a Destination Festivals and Special Events Fund and Program.

- D. THAT Council direct staff to conduct a jurisdictional review of different municipal granting models for the delivery of cultural services grants in jurisdictions comparable in size to Vancouver and report back with options in early 2024 to improve the City's granting program, with consideration of the following:
- accelerating the inclusion of multi-year grants,
  - recognizing the diverse needs of neighbourhoods across the City regarding the distribution of grants,
  - consultation with the arts and culture organizations on opportunities for improvement with grant processes and reducing administrative burdens
  - provision of outcomes based metrics, appropriate to the size and scope of the organization and grant, to help demonstrate the reach and impacts of grant funding
  - opportunities to support greater arts and culture sector involvement in grant processes and allocation

**5. Marpole Transit Centre – 9001 Heather Street – Road Exchange  
June 23, 2023**

Staff from Engineering responded to questions from Council

Council heard from two speakers who spoke in opposition and three speakers who spoke to other aspects of the recommendations.

\* \* \* \* \*

*At this point in the proceedings, it was*

*MOVED by Councillor Carr*

*SECONDED by Councillor Dominato*

*THAT Council extend the meeting past 5 pm in order to complete all items of business.*

*CARRIED UNANIMOUSLY*

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*MOVED by Councillor Fry*

*SECONDED by Councillor Carr*

- A. THAT Council close, stop-up and convey approximately 4160 square metre portion of Heather Street, the same as generally shown in bold outline on the plan attached as Appendix A (the "City Exchange Lands") of the Report dated June 23, 2023, entitled "Marpole Transit Centre – 9001 Heather Street – Road Exchange", to TransLink, the owner of the adjacent lands described in Appendix B, in the same report collectively the ("MTC Lands").
- B. THAT the approximately 4370 square metre portion of Lot B generally shown hatched on the plan attached as Appendix A (the "TransLink Exchange Lands") of

the Report dated June 23, 2023, entitled “Marpole Transit Centre – 9001 Heather Street – Road Exchange”, be transferred to the City and dedicated as road.

- C. THAT the land exchange be completed on an equivalent land value for land value basis such that no purchase money changes hands for the road closure and conveyance (as outlined in A above) or the road transfer and dedication of road (as outlined in B of the above) of said portions.
- D. THAT A, B, and C above, be subject to the additional terms and conditions described in Appendix C of the Report dated June 23, 2023, entitled “Marpole Transit Centre – 9001 Heather Street – Road Exchange”.

amended

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*At 5:13 pm, Acting Mayor Klassen relinquished the Chair to Deputy Mayor Meiszner in order to make comments on the amendment and resumed the Chair at 5:14 pm.*

\* \* \* \* \*

AMENDMENT MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Fry

THAT the following be added to D:

FURTHER THAT Council affirm its support for the direction given by the Development Permit Board for staff to explore the potential of including a publicly accessible waterfront path along the Fraser River within and/or adjacent to the Marpole Transit Centre for public access and use, and to consult with Musqueam Indian Band on a potential path;

AND FURTHER THAT Council supports in collaboration with Musqueam, that staff explore opportunities for the potential path to centre the stories and history of the Musqueam and the significance of the land through signage or other means.

CARRIED UNANIMOUSLY (Vote No. 09444)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 09445)

#### **FINAL MOTION AS APPROVED**

- A. THAT Council close, stop-up and convey approximately 4160 square metre portion of Heather Street, the same as generally shown in bold outline on the plan attached as Appendix A of the Report dated June 23, 2023, entitled “Marpole Transit Centre – 9001 Heather Street – Road Exchange” (the “City

Exchange Lands”) to TransLink, the owner of the adjacent lands described in Appendix B of the same report, collectively the (“MTC Lands”).

- B. THAT the approximately 4370 square metre portion of Lot B generally shown hatched on the plan attached as Appendix A of the Report dated June 23, 2023, entitled “Marpole Transit Centre – 9001 Heather Street – Road Exchange” (the “TransLink Exchange Lands”) be transferred to the City and dedicated as road.
- C. THAT the land exchange be completed on an equivalent land value for land value basis such that no purchase money changes hands for the road closure and conveyance (as outlined in A above) or the road transfer and dedication of road (as outlined in B above) of said portions.
- D. THAT A, B, and C above, be subject to the additional terms and conditions described in Appendix C of the Report dated June 23, 2023, entitled “Marpole Transit Centre – 9001 Heather Street – Road Exchange”;

FURTHER THAT Council affirm its support for the direction given by the Development Permit Board for staff to explore the potential of including a publicly accessible waterfront path along the Fraser River within and/or adjacent to the Marpole Transit Centre for public access and use, and to consult with Musqueam Indian Band on a potential path;

AND FURTHER THAT Council supports in collaboration with Musqueam, that staff explore opportunities for the potential path to centre the stories and history of the Musqueam and the significance of the land through signage or other means.

**6. Amending and Enforcing the Annual Greenhouse Gas and Energy Limits By-law June 8, 2023**

- A. THAT Council approve, in principle, proposed amendments to the Annual Greenhouse Gas and Energy Limits By-law generally in accordance with Appendix A of the Report dated June 8, 2023, entitled “Amending and Enforcing the Annual Greenhouse Gas and Energy Limits By-law”.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment by-law amendments generally in accordance with Appendix A of the Report dated June 8, 2023, entitled “Amending and Enforcing the Annual Greenhouse Gas and Energy Limits By-law”.
- C. THAT Council approve, in principle, proposed amendments to the By-law Notice Enforcement By-law, generally in accordance with Appendix B of the Report dated June 8, 2023, entitled “Amending and Enforcing the Annual Greenhouse Gas and Energy Limits By-law”.
- D. THAT Council instruct the Director of Legal Services to bring forward for enactment by-law amendments generally in accordance with Appendix B of the Report dated June 8, 2023, entitled “Amending and Enforcing the Annual Greenhouse Gas and Energy Limits By-law”.

- E. THAT Council instruct staff to bring forward for Council approval a revised Screening Officer Policy at the same time as the proposed by-law amendments referenced in B and D above are brought forward for enactment.

ADOPTED ON CONSENT (Vote No. 09430)

## REFERRAL REPORTS

**1. CD-1 Text Amendment: Vancouver Community College (1111 East 7th Avenue, 1155 East Broadway and 2350 Glen Drive) July 11, 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-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### **RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by Vancouver Community College, the registered owner of the lands located at:

- 1111 East 7th Avenue [*PID 015-675-157; Block 95 District Lot 264A Plans 185 and 1771*];
- 1155 East Broadway and 2350 Glen Drive [*PID 007-187-611; Block 179 District Lot 264A Plan 18415*];

to amend CD-1 (141) By-law No. 5407 to accommodate the Vancouver Community College (King Edward Campus) programming needs by permitting minor adjustments to building setback dimensions, location criteria for ground floor uses and floor area exclusions for mechanical and heating equipment spaces, be approved in principle;

FURTHER THAT that the draft amending by-law, prepared for the Public Hearing in accordance with Appendix A of the Report dated July 11, 2023, entitled "CD-1 Text Amendment: Vancouver Community College (1111 East 7th Avenue, 1155 East Broadway and 2350 Glen Drive", be approved in principle.

- B. THAT Council approves an amendment to Day Care condition (vi) in Appendix B of the Report dated July 11, 2023, entitled "CD-1 Text Amendment: Vancouver Community College (1111 East 7th Avenue, 1155 East Broadway and 2350 Glen Drive", "Proposed Conditions of Approval" in the rezoning report titled "CD-1 Text Amendment Vancouver Community College (King Edward Campus) 1155 East Broadway" approved on February 15, 2005, by replacing the condition with the following:



“Provide a community amenity contribution of \$595,000, plus interest thereon at the Prime Rate calculated and compounded annually from the date of enactment of the 2005 rezoning of 1155 East Broadway, and payable prior to issuance of any building permit for Phase 1 (as defined in the 2005 rezoning report), to be allocated toward new or upgraded childcare spaces in the City.”

and instructs the Director of Legal Services to make the appropriate amendments to or replacements of legal agreements to give effect to this amendment.

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

ADOPTED ON CONSENT (Vote No. 09432)

**2. Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law  
July 7, 2023**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the applications as described below and that the applications 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, and other consequential by-law amendments in accordance with the recommendations set out below, for consideration at the Public Hearing.

**Recommendation for Public Hearing**

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to add missing middle housing, simplify regulations in RS residential zones and make miscellaneous amendments generally as presented in Appendix A of the Report dated July 7, 2023, entitled “Adding Missing Middle

Housing and Simplifying Regulation – amendments to the Zoning and Development By-law”, and including the following changes:

- Add multiple dwelling as a permitted use to allow the construction of multiplexes as a new housing option with additional units and density;
- Require either a set-rate density bonus payment, a below-market homeownership unit, or secured rental housing for the opportunity to access additional density with a multiplex application;
- Extend passive house incentives to the new multiplex option and simplify the existing passive house regulations;
- Reduce the maximum size of new single-detached houses;
- Increase the maximum size of new laneway houses, and simplify the laneway house regulations;
- Reduce the number of zoning regulations that apply to RS residential zones; and
- Consolidate the nine RS residential zones by rezoning areas zoned RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-5, RS-6 and RS-7 to a new R1-1 Residential Inclusive zone;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law generally as presented in Appendix A of the above-noted Report.

- B. THAT subject to approval of A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council an amendment to the Parking By-law to reflect vehicle and bike parking requirements for multiplex projects and update references to RS zones generally as presented in Appendix B of the Report dated July 7, 2023, entitled “Adding Missing Middle Housing and Simplifying Regulation – amendments to the Zoning and Development By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Parking By-law generally as presented in Appendix B of the above-noted Report.

- C. THAT subject to approval of A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council an amendment to the Subdivision By-law to update references to RS zones, and consolidate the RS zone requirements into one R1-1 Residential Inclusive zone in Schedule A, generally as presented in Appendix C of the Report dated July 7, 2023, entitled “Adding Missing Middle Housing and Simplifying Regulation – amendments to the Zoning and Development By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Subdivision By-law generally as presented in Appendix C of the above-noted Report.

- D. THAT subject to approval of A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council an amendment to the Building By-law to modify entrance lighting regulations for laneway houses, generally as presented in Appendix D of the Report dated July 7, 2023, entitled “Adding Missing Middle Housing and Simplifying Regulation – amendments to the Zoning and Development By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Building By-law generally as presented in Appendix D of the above-noted Report.

- E. THAT subject to approval of A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council an amendment to the Zoning and Development Fee By-law to update references to RS zones and delete obsolete fees generally as presented in Appendix E of the Report dated July 7, 2023, entitled “Adding Missing Middle Housing and Simplifying Regulation – amendments to the Zoning and Development By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development Fee By-law generally as presented in Appendix E of the above-noted Report.

- F. THAT subject to approval of A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council an amendment to the Street and Traffic By-law to update references to RS zones generally as presented in Appendix F of the Report dated July 7, 2023, entitled “Adding Missing Middle Housing and Simplifying Regulation – amendments to the Zoning and Development By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Street and Traffic By-law generally as presented in Appendix F of the above-noted Report.

- G. THAT subject to approval of A above, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council an amendment to the Sign By-law to update references to RS zones generally as presented in Appendix G of the Report dated July 7, 2023, entitled “Adding Missing Middle Housing and Simplifying Regulation – amendments to the Zoning and Development By-law”;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Sign By-law generally as presented in Appendix G of the above-noted Report.

- H. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the repeal of related land use documents

and other consequential amendments to land use documents generally as presented in Appendix H of the Report dated July 7, 2023, entitled “Adding Missing Middle Housing and Simplifying Regulation – amendments to the Zoning and Development By-law”.

- I. THAT Council instruct staff to bring forward an amendment to the Building By-law as early as possible in 2024 to require simple and prescriptive on-site rainwater management requirements for multiplex projects generally as noted in Appendix J of the Report dated July 7, 2023, entitled “Adding Missing Middle Housing and Simplifying Regulation – amendments to the Zoning and Development By-law”.
- J. THAT Council, subject to enactment of the amended Zoning and Development By-law, authorize the Director of Legal Services to enter into Project Partnering Agreements with applicants and BC Housing for multiplex developments securing a below-market homeownership unit in accordance with the terms of the Master Partnering Agreement with BC Housing for a *City of Vancouver Below-Market Homeownership in Multiplexes Program* approved in principle by Council on June 27, 2023, should such Master Partnering Agreement be approved by BC Housing and executed.
- K. THAT A through J 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 any rezoning by-law; 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. 09433)

**3. Rezoning: 6333-6369 Yukon Street  
July 11, 2023**

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 B+H Architects on behalf of Cielle Yukon BT Ltd. the registered owner of the lands located at 6333-6369 Yukon Street [*Lot 15, 14, and 13 of Lot 2 Block 999 District Lot 526 Plan 5531; PIDs 011-138-637, 011-138-629, and 011-138- 611 respectively*] to rezone the lands 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 Report dated July 11, 2023, entitled "Rezoning: 6333-6369 Yukon 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 of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Report dated July 11, 2023, entitled "Rezoning: 6333-6369 Yukon Street;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning 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; 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. 09434)

**4. Rezoning: 2560-2580 Trafalgar Street  
July 11, 2023**

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

**RECOMMENDATION FOR PUBLIC HEARING**

A. THAT the application by Urban West Architecture Inc., on behalf of:

- 1406954 B.C. LTD., Inc. No. BC1406954, the registered owner of 2560 Trafalgar Street [*PID 007-048-572; Lot 1 Block 340A District Lot 526 Plan 18951*] and
- Rajinder Singh Sran and Mandeep Singh Jhattu, the registered owners of 2580 Trafalgar Street [*PID 007-048-581; Lot 2 Block 340A District Lot 526 Plan 18951*];

to rezone the lands from RS-7 (Residential) District to RR-2A (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 Report dated July 11, 2023, entitled "Rezoning: 2560-2580 Trafalgar 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 Report dated July 11, 2023, entitled "Rezoning: 2560-2580 Trafalgar 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 A and B above be adopted on the following conditions:

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

ADOPTED ON CONSENT (Vote No. 09435)

**5. CD-1 Rezoning: 351 West 16th Avenue  
July 11, 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-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

**RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by Haeccity Studio Architecture, on behalf of Panagiotis and Despina Kefalas, the registered owners of the lands located at: 351 West 16th Avenue [PID 014-568-489; Lot 13 Block F District Lot 526 Plan 1530], to rezone the lands from from RT-5 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 1.45 and the building height from 10.7 m (35 ft.) to 11.5 m (38 ft.), to permit a four-storey and a three-storey residential building with 13 secured rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report dated July 11, 2023, entitled "CD-1 Rezoning: 351 West 16th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Haeccity Studio Architecture, received May 27, 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 above-noted Report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreements described in Part 2 of Appendix B of the Report dated July 11, 2023, entitled "CD-1 Rezoning: 351 West 16<sup>th</sup> Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws 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 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. 09436)

**6. CD-1 (818) Text Amendment: 120-150 West Georgia Street, 720-770 Beatty Street and 701 Expo Boulevard (Formerly 720 Beatty Street and 701 Expo Boulevard) July 11, 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(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

**RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by Creative Energy Vancouver Platforms Inc., the registered owner of the lands located at 120-150 West Georgia Street, 720-770 Beatty Street and 701 Expo Boulevard [*Lot 1 False Creek and Block 49 District Lot 541 Group 1 New Westminster District Plan EPP106901; PID 031-712-983*] to amend the text of CD-1 (Comprehensive Development) District (818) By-law No. 13399, to include Transportation and Storage uses, limited to Bulk Data Storage, and increase the permitted floor area to 59,233 sq. m for sub-area A and 3,961 sq. m for sub-area B, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1(818) By-law No. 13399, prepared for the Public Hearing in accordance with Appendix A of the Report dated July 11, 2023, entitled "CD-1 (818) Text Amendment: 120-150 West Georgia Street, 720-770 Beatty Street and 701 Expo Boulevard (Formerly 720 Beatty Street and 701 Expo Boulevard)", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by HCMS Architecture + Design, received March 14, 2023, 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. 09437)

### **BY-LAWS**

Councillors Klassen, Meiszner, Montague and Zhou advised that they had reviewed the proceedings related to By-law 5 and would therefore be voting on the enactment.

Councillors Klassen, Meiszner, Montague and Zhou advised that they had reviewed the proceedings related to By-law 6 and would therefore be voting on the enactment.

Councillors Kirby-Yung advised that they had reviewed the proceedings related to By-laws 7 to 13 and would therefore be voting on the enactment.

Councillors Montague advised that they had reviewed the proceedings related to By-laws 14 to 16 and would therefore be voting on the enactment.

Councillors Klassen, Meiszner, Montague and Zhou advised that they had reviewed the proceedings related to By-law 18 and therefore would be voting on the enactment.

MOVED by Councillor Montague  
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 18 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 Regarding Rainwater Management Regulations (By-law No. 13759)  
*(Councillor Bligh ineligible to vote)*
2. A By-law to amend the Building By-law No. 12511 Regarding Rainwater Management Regulations (By-law No. 13760)
3. Public Notice By-law (By-law No. 13761)
4. A By-law to amend the Mayor and Councillor Expenses By-law No. 11529 Regarding Miscellaneous Amendments (By-law No. 13762)
5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RS-1 to RM-8A (608-632 West 54th Avenue) (By-law No. 13763)  
*(Councillor Bligh and Mayor Sim ineligible to vote)*
6. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (427-477 West 49th Avenue) (By-law No. 13764)  
*(Councillors Bligh and Dominato and Mayor Sim ineligible to vote)*
7. A By-law to amend CD-1 (759) By-law No. 12870 for 3600 East Hastings Street (By-law No. 13765)  
*(Councillor Fry ineligible to vote.)*
8. A By-law to amend CD-1 (765) By-law No. 12914 for 3680 East Hastings Street (By-law No. 13766)  
*(Councillor Fry ineligible to vote.)*
9. A By-law to amend CD-1 (743) By-law No. 12675 for 3281-3295 East 22nd Avenue (3281 Rupert Street) (By-law No. 13767)  
*(Councillor Fry ineligible to vote.)*
10. A By-law to amend CD-1 (189) By-law No. 6117 for 2149-2189 West 42nd Avenue (By-law No. 13768)  
*(Councillor Fry ineligible to vote.)*
11. A By-law to amend CD-1 (826) By-law No. 13478 for 24 East Broadway and 2520 Ontario Street (By-law No. 13769)  
*(Councillor Fry ineligible to vote.)*
12. A By-law to amend CD-1 (432) By-law No. 9088 for 950 Quebec Street (By-law No. 13770)  
*(Councillor Fry ineligible to vote.)*
13. A By-law to amend False Creek Development Plan for Area 10B By-law No. 5478 for 1780 Fir Street (By-law No. 13771)  
*(Councillor Fry ineligible to vote.)*
14. A By-law to designate certain real property as protected heritage property (515 Hawks Avenue (BC Mills House)) (By-law No. 13772)  
*(Councillor Bligh and Mayor Sim ineligible to vote)*

15. A By-law to designate certain real property as protected heritage property (521 Hawks Avenue (BC Mills House)) (By-law No. 13773)  
*(Councillor Bligh and Mayor Sim ineligible to vote)*
16. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owners of Heritage Properties (515 and 521 Hawks Avenue (BC Mills Houses)) (By-law No. 13774)  
*(Councillor Bligh and Mayor Sim ineligible to vote)*
17. A By-law to enact a Housing Agreement for 465 Victoria Drive (By-law No. 13775)
18. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (3970-3998 Main Street) (By-law No. 13776)  
*(Mayor Sim ineligible to vote)*

#### **ADMINISTRATIVE MOTIONS**

1. **Approval of Form of Development: 277 West 42nd Avenue (Formerly 277-291 West 42nd Avenue)**

MOVED by Councillor Carr  
SECONDED by Councillor Dominato

THAT the form of development for this portion of the site known as 277 West 42nd Avenue (formerly 277-291 West 42nd Avenue) be approved generally as illustrated in the Development Application Number DP-2022-00540 prepared by RH Architects Inc. and submitted electronically on July 4, 2022, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

2. **Approval of Form of Development: 188 West 41<sup>st</sup> Avenue (Formerly 146-186 West 41<sup>st</sup> Avenue and 5726 Columbia Street)**

MOVED by Councillor Zhou  
SECONDED by Councillor Dominato

THAT the form of development for this portion of the site known as FOD Brief - 188 West 41st Avenue (formerly 146-186 West 41st Avenue and 5726 Columbia St) be approved generally as illustrated in the Development Application Number DP-2022-00416, prepared by Bogner Developments Group Ltd and RH Architects, and submitted electronically on March 2, 2023, 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

**3. Approval of Form of Development: 601 West Pender (Formerly 443 Seymour Street)**

MOVED by Councillor Meiszner  
SECONDED by Councillor Montague

THAT the form of development for this portion of the site known as 601 West Pender Street (formerly 443 Seymour Street) be approved generally as illustrated in the Development Application Number DP-2021-00659 prepared by Kohn Pedersen Fox Associates PC and Chris Dikeakos Architects Inc. and submitted electronically on August 20, 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

**4. Approval of Form of Development: 8633 River District Crossing (Formerly 3480 East Kent Avenue South)**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Montague

THAT the form of development for this portion of the site known as 8633 River District Crossing (formerly 3480 East Kent Avenue South) be approved generally as illustrated in the Development Application Number DP-2021-00956, prepared by Boniface Oleksiuk Politano Architects Inc., and submitted electronically on October 6, 2022, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

**5. Approval of Form of Development: 219 East 24th Avenue (Formerly 3970-3998 Main Street)**

MOVED by Councillor Montague  
SECONDED by Councillor Dominato

THAT the form of development for this portion of the site known as 219 East 24th Avenue (formerly 3970-3998 Main Street) be approved generally as illustrated in the Development Application Number DP-2022-00729, prepared by Yamamoto Architecture, and submitted electronically on March 14, 2023, 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

**6. Approval of Form of Development: 1098 Harwood Street (formerly 1066-1078 Harwood Street)**

MOVED by Councillor Meiszner

SECONDED by Councillor Zhou

THAT the form of development for this portion of the site known as 1098 Harwood Street (formerly 1066-1078 Harwood Street) be approved generally as illustrated in the Development Application Number DP-2022-00655, prepared by Henriquez Partners Architects and submitted electronically on March 15, 2023, 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

**7. Approval of Form of Development: 1099 Harwood Street (Formerly 1065 Harwood Street and 1332 Thurlow Street)**

MOVED by Councillor Montague

SECONDED by Councillor Meiszner

THAT the form of development for this portion of the site known as 1099 Harwood Street (formerly 1065 Harwood Street and 1332 Thurlow Street) be approved generally as illustrated in the Development Application Number DP-2022-00654, prepared by Henriquez Partners Architects and submitted electronically on March 15, 2023, 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

**8. Administrative Motion: Amendments to Rezoning Policies**

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Boyle

WHEREAS on June 13, 2023, Council approved, in principle, amendments to the Zoning and Development By-law and the Vancouver Building By-law to simplify development permit requirements by transitioning rainwater management requirements (the "Rainwater Management By-law Amendments");

WHEREAS Council also approved, in principle, consequential amendments to the "Green Buildings Policy for Rezoning" and the "Rezoning Policy for Sustainable Large Developments" (the "Consequential Policy Amendments") to be adopted by Council when the Rainwater Management By-law Amendments are enacted;

AND WHEREAS the Rainwater Management By-law Amendments have been enacted on July 25, 2023.

THEREFORE BE IT RESOLVED THAT Council amends its various policies as follows, effective July 25, 2023:

1. Council strikes Policy 1 in its entirety from the Green Buildings Policy for Rezoning and renumbers the remaining policies consecutively.
2. In the Green Buildings Policy for Rezoning, Council strikes the Table of Contents and replaces it as follows:

“Background and Context

Intent

Policies

- 1 Reporting of Green and Resilient Building Measures
  - 1.1 Energy & Emissions Performance Limits
  - 1.2 Embodied Carbon Limits
  - 1.3 Resilient Buildings Planning Worksheet
- 2 Enhanced Commissioning
- 3 Energy System Sub-Metering

Requirement Administration

Heritage Buildings”

3. In the Rezoning Policy for Sustainable Large Developments, Council strikes sections A.4.1.(i) and A.4.1.(j) and replaces them as follows:

“(i) A Soils Strategy (written and plans) with an accurate soil volume overlay sheet to describe the area and type/quality of soils. This should consider the site’s rainwater management strategy, soil conservation practices, low impact construction practices, site constraints, enhancement opportunities and landscape soil standards.”.

4. In the Rezoning Policy for Sustainable Large Developments, Council strikes section E and replaces it as follows:

#### **“E. Groundwater Management**

##### **E.1 Objective**

The proposal aims to preserve sewer capacity, reduce the risk of combined sewer overflows and maintain wastewater treatment effectiveness through the reduction of groundwater flows entering the sewer system in alignment with the Metro Vancouver 2010 Integrated Liquid Waste and Resource Management Plan.

## **E.2 Intent**

City sewers are limited in their capacity and are not designed to convey groundwater. Problems arise when developments such as those with deep basements and/or underground parkades that intercept the water table implement sub-drain systems that pump water to the sewer as a means to intercept groundwater seepage and limit hydrostatic forces on foundation walls and floor slabs. The intent of this policy is to prevent permanent groundwater discharges to the City sewers. Accordingly, developments are required to wholly manage groundwater onsite.

Definitions:

- (i) Groundwater: Water occurring below the surface of the ground within voids in a rock or soil matrix.
- (ii) Water table: The level below which the soil or rock voids are saturated with water at a pressure of 1 atmosphere or greater.

## **E.3 Requirements**

**E.3.1** All buildings and the site as a whole shall be designed such that no groundwater from systems at or below the yearly high water table is discharged to City sewers. Exceptions may be made for temporary construction dewatering.

**E.3.2** A Hydrogeological Study shall be undertaken at the site that evaluates the potential for the proposed building(s) and site design to intercept the yearly high water table. The study shall be prepared by a subject matter expert, and include at minimum the items identified in the Groundwater Management Bulletin. If any groundwater interception is proposed (post construction), a Groundwater Management Plan must be submitted as part of the Hydrogeological Study. The Groundwater Management Plan will demonstrate that no permanent groundwater discharge to City sewers will occur, and must include at a minimum the items identified in the Groundwater Management Bulletin.

*Note: If temporary construction dewatering is proposed, an Impact Assessment must be submitted as part of the Hydrogeological Study. The Impact Assessment will demonstrate that no significant negative impacts result from groundwater extraction, and must include at a minimum the items identified in the Groundwater Management Bulletin.*

## **E.4 Submission Checklist**

At time of rezoning application, applicants must provide the following to show how items E.3.1 and E.3.2 will be achieved:

- (a) Provide a preliminary Hydrogeological Study completed by a professional with experience in hydrogeology as per the specifications outlined in the Groundwater Management Bulletin.

- (b) Geotechnical Study shall be undertaken at the site that evaluates the potential and risks for onsite rainwater infiltration. The study shall be prepared by a subject matter expert and registered professional, and include at minimum:
  - (i) Infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;
  - (ii) Soil stratigraphy;
  - (iii) Depth to bedrock and seasonally high groundwater; and
  - (iv) Assessment of infiltration risks such as slope stability and soil contamination.

At time of development permit application, applicants must provide the following to show how items E.3.1 and E.3.2 will be achieved:

- (a) Provide a final signed and sealed Geotechnical Study prepared by a subject matter expert and registered professional. The content and supporting documentation is to be updated to reflect all material changes to the proposed development and new/refined supporting data, calculations, plans, reports and other materials following submission of the preliminary Plan and preliminary Geotechnical Study.
- (b) Provide a final signed and sealed Hydrogeological Study, including Groundwater Management Plan and Impact Assessment, if applicable, completed by a certified professional with experience in hydrogeology. The content and supporting documentation is to be updated to reflect all material changes to the proposed development and new/refined supporting data, calculations, plans, reports and other materials following submission of the preliminary Hydrogeological Study submitted at time of Rezoning Application.”

CARRIED UNANIMOUSLY  
(Councillor Dominato absent for the vote)

## **9. Resolution – Closure and Sale of Portion of Road Adjacent to 9001 Heather Street**

MOVED by Councillor Meiszner  
SECONDED by Councillor Zhou

WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. There is a proposal to redevelop:



- a. PID: 013-206-222; Lot B Blocks C, D, Y and Z District Lot 319 Plan 22095 (“Lot B”);
  - b. PID: 013-038-796; Lot E Blocks 4, C, D, Y and Z District Lots 311, 319, 323 and 324 Plan 22094 (“Lot E”);
  - c. PID: 008-238-057; Lot B Block 4 District Lot 311 Plan 4803 (“Lot B Plan 4803”);
  - d. PID: 011-263-873; Lot A (Explanatory Plan 1976) Except Part in Reference Plan 3327 South Part of Block 5 District Lot 311 Plan 847, (“Lot A”, which together with Lot E and Lot B Plan 4803 are the “Other Translink Parcels”); and
  - e. PID: 009-324-534; That Part of Block 6 Lying to the South of Part in Reference Plan 3328 District Lot 311 Plan 847 (“Block 6”);
- together, the “MTC Lands”;
3. The proposal requires the closure of a 4160 square metre portion of Heather Street, being adjacent to Lot B (the “City Exchange Lands”);
  4. The City Exchange Lands to be closed was dedicated as road on Plan 3038 on March 31, 1910 and on Plan 22095 on January 30, 1989;
  5. The City Exchange Lands to be closed is no longer required for municipal or highway purposes;
  6. The proposal requires the conveyance to the City for road purposes of 4370 square metre portion of Lot B (the “Translink Exchange Lands”);
  7. The owner of the MTC Lands has agreed to exchange the City Exchange Lands for the Translink Exchange Lands;
  8. The owner of the MTC Lands has agreed to dedicate the north 3 metres of Block 6 and the north 10 metres of the Other Translink Parcels for road purposes;
  9. The City Exchange Lands is to be conveyed to the owner of the MTC Lands and consolidated with the abutting lands, being the remainder of Lot B, the remainder of Block 6, and the remainder of the Other Translink Parcels; and the Translink Exchange Lands is to be conveyed to the City and allocated for road purposes;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of Plans 3038 and 22095, adjacent to Lot B Blocks C, D, Y and Z DL 319 Plan 22095, the same as shown in heavy outline on the Reference Plan prepared by Anna Niraz, B.C.L.S., completed on the 15th day of March, 2023, and numbered Plan EPP128084, a copy of which is attached hereto, be closed, stopped-up and conveyed to the owner of the said MTC Lands;

AND BE IT FURTHER RESOLVED THAT the said portion of road to be closed be consolidated with all those portions of: PID: 013-206-222; Lot B Blocks C, D, Y and Z

District Lot 319 Plan 22095, PID: 013-038-796; Lot E Blocks 4, C, D, Y and Z District Lots 311, 319, 323 and 324 Plan 22094, PID: 008-238-057; Lot B Block 4 District Lot 311 Plan 4803, PID: 011-263-873; Lot A (Explanatory Plan 1976) Except Part in Reference Plan 3327 South Part of Block 5 District Lot 311 Plan 847, and PID: 009-324-534; That Part of Block 6 Lying to the South of Part in Reference Plan 3328 District Lot 311 Plan 847 to form a single parcel and to dedicate road to the City, as shown within heavy outline on the Subdivision Plan, completed by Anna Niraz, B.C.L.S., on the 15th day of March, 2023 and numbered Plan EPP128085, a copy of which is attached hereto, to the satisfaction of the Director of Legal Services and the Approving Officer.

CARRIED UNANIMOUSLY  
(Councillor Dominato absent for the vote)

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

**1. Addressing the Hotel Supply Gap to Support Tourism Economy and Reduce Pressure on Local Housing**

Councillor Kirby-Yung submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of September 13, 2023, as a Council Members' Motion.

**2. Views for All**

Councillor Meiszner submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of September 13, 2023, as a Council Members' Motion.

**3. Enabling Purpose-Built Affordable Student Housing**

Councillor Dominato submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Standing Committee on Policy and Strategic Priorities meeting agenda of October 4, 2023, as a Council Members' Motion.

**4. Establishing a City of Vancouver Major Events & Sports Hosting Advisory Committee**

Councillor Klassen submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of September 13, 2023, as a Council Members' Motion.

## NEW BUSINESS

### 1. Requests for Leaves of Absence

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

THAT Councillor Dominato be granted a Leave of Absence for civic business on July 26, 2023, from 9:30 am to 12 pm.

CARRIED UNANIMOUSLY

### 2. Modernizing Mural and Signage By-laws to Support Local Businesses and a Vibrant City

MOVED by Councillor Kirby-Yung  
SECONDED By Councillor Zhou

WHEREAS

1. Storm Brewing was founded at 310 Commercial Drive in 1994 and has been a beloved neighbourhood brewery for almost three decades;
2. Storm Brewing's iconic mural has been a feature on the exterior wall of their building for nearly ten years, providing an exciting and vibrant piece of mural art that is beloved by locals and visitors alike;
3. During a recent routine patio inspection by City staff, the Storm Brewing mural was identified as non-compliant for the first time;
4. The City's by-law pertaining to murals (By-Law No. 6438) was enacted by Council in 1988, is 35 years old, and does not reflect the contemporary appetite for colourful neighbourhoods with creative installations;
5. The City's sign by-law (By-law No. 11879) defines a "sign" as any visual medium used to:
  - (a) attract attention or convey information of any kind by way of words, numbers, pictures, graphics, logos or emblems;
  - (b) provide direction, information, identification or advertisement; or
  - (c) promote a product, business, activity, service or idea; including the supporting structure, sign face, lighting fixtures and all other components,but does not include light banding, a work of art or a mural approved by the City;
6. The City's sign by-law states that a Sign in Conjunction with a Mural is a sign that forms an integral part of the design of a mural that has been approved through a development permit;

7. The City of Vancouver's bylaws with regard to art and creativity in the public realm should bolster rather than stifle or diminish expressions of art;
8. Murals and other public facing art installations can attract visitors to communities to support local businesses and can help to discourage vandalism;

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to target a report back in early 2024 (with consideration to other critical priority work underway to simplify permitting) with recommendations for modernizing the sign and mural by-laws to allow for commercial elements provided there is deemed to be a substantial component of artistic expression and benefit to the public realm, and that the installation is located on businesses' own premises;
- B. THAT as part of the report back staff consider proposed by-law amendments that would allow the Storm Brewing mural to be grandfathered and allowed to stay in place.

CARRIED UNANIMOUSLY (Vote No. 09446)

**ENQUIRIES AND OTHER MATTERS**

**1. Licencing Discrepancy to Host the Women's World Cup game at Bimini's Pub and Lounge**

Councillor Carr made an enquiry regarding the City's decision to deny a licence for the Bimini's Pub and Lounge to host the Women's World Cup game at 5 am on July 26, 2023 and noted they were granted a licence to host the Men's World Cup game. Councillor Carr enquired as to why there was a discrepancy in issuing a licence to host the Men's World Cup game but not the Women's World Cup game. Councillor Carr enquired if a last minute license could be issued to Bimini's Pub and Lounge or alternatively to not charge them a fine. The Deputy City Manager agreed to look into the matter to find out how this discrepancy came to be and agreed to provide a memo to Council on the matter.

**2. Yew Open Street Pilot**

Councillor Kirby-Yung followed up on her enquiry from the July 11, 2023, Council meeting regarding the Yew Street Pilot and noted the pilot will conclude at the end of August and whether the pilot would be renewed. Councillor Kirby-Yung would like to provide assurance to the residents before the summer break. The Deputy City Manager provided a brief update and agreed to follow-up with Engineering staff and provide a memo to Council.

**3. Yaletown Overdose Prevention Society (OPS) Lease Termination**

Councillor Fry enquired about the recent decision to terminate the Yaletown Overdose Prevention Society lease. He asked if there was a staff lead assigned to work with Vancouver Coastal Health to find a new location, and if directions from Council were

needed to assist in doing that work. The Deputy City Manager responded that there are City Staff working with Vancouver Coastal Health to find a new location and they do not require any further direction from Council at this time.

Councillor Fry further enquired about the building across the street from the current Yaletown location, formerly the Howard Johnson Hotel. He asked if it had been considered as a possible new location and noted the last response from B.C. Housing was that they were not considering this location. The Deputy City Manager agreed to provide a response.

Councillor Fry further enquired as to whether there had been any reduction in drug consumption in that area. The Deputy City Manager agreed to find the statistics and provide a response.

## **ADJOURNMENT**

MOVED by Councillor Fry  
SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 5:45 pm.

\* \* \* \* \*