



COUNCIL MEETING MINUTES

OCTOBER 17, 2023

A Meeting of the Council of the City of Vancouver was held on Tuesday, October 17, 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*.

PRESENT:

- Mayor Ken Sim
- Councillor Rebecca Bligh
- Councillor Christine Boyle
- Councillor Adriane Carr
- Councillor Lisa Dominato*
- Councillor Pete Fry
- Councillor Sarah Kirby-Yung
- Councillor Mike Klassen
- Councillor Peter Meiszner
- Councillor Brian Montague
- Councillor Lenny Zhou

CITY MANAGER'S OFFICE: Paul Mochrie, City Manager

CITY CLERK'S OFFICE: Katrina Leckovic, City Clerk
Bonnie Kennett, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

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

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

PUBLIC NOTICE – Pursuant to Section 164.1(2) of the *Vancouver Charter*, public notice is hereby given that Council will give consideration to amend Procedure By-law No. 12577 at the Council meeting on October 31, 2023.

IN CAMERA MEETING

MOVED by Councillor Klassen

SECONDED by Councillor Dominato

THAT Council will go into meetings later this week which are closed to the public, pursuant to Section 165.2(1) of the *Vancouver Charter*, to discuss matters related to paragraphs:

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

FURTHER THAT Council will go into meetings later this week which are closed to the public, pursuant to Section 165.2(2) of the *Vancouver Charter*, to discuss matters related to paragraph:

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

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Public Hearing – September 28, 2023

MOVED by Councillor Zhou
SECONDED by Councillor Bligh

THAT the Minutes of the Public Hearing of September 28, 2023, be approved.

CARRIED UNANIMOUSLY

2. Council – October 3, 2023

MOVED by Councillor Carr
SECONDED by Councillor Klassen

THAT the Minutes of the Council meeting of October 3, 2023, be approved.

CARRIED UNANIMOUSLY

3. Council (Policy and Strategic Priorities) – October 4, 2023

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Bligh

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of October 4, 2023, be approved.

CARRIED UNANIMOUSLY

4. Auditor General Committee – October 5, 2023

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT the Minutes of the Auditor General Committee meeting of October 5, 2023, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

At the beginning of Matters Adopted on Consent, Mayor Sim declared a conflict of interest on Report 2 “Appointment of External Auditor for 2024”, as he has hired the accounting firm of KPMG for past and current business interests.

MOVED by Councillor Bligh
SECONDED by Councillor Dominato

THAT Council adopt Reports 2 to 7 and Referral Reports 1 to 6, on consent.

CARRIED UNANIMOUSLY (reconsidered)
(Mayor Sim ineligible to vote for Report 2 due to conflict of interest)

* * * * *

VARY AGENDA

At this point in the meeting, it was

MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT Council vary the order of the agenda to deal with By-laws.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Note: For clarity, the minutes are recorded in chronological order.

* * * * *

At this point in the proceedings, Councillor Kirby-Yung requested the vote on Matters Adopted on Consent be reconsidered as she wanted to hold a report for questions. Subsequently, it was

MOVED by Councillor Zhou
SECONDED By Councillor Dominato

THAT Council reconsider the vote on the Matters Adopted on Consent.

CARRIED UNANIMOUSLY

Following the reconsideration vote, it was

MOVED by Councillor Dominato
SECONDED by Councillor Meiszner

THAT Council adopt Reports 2 to 7 and Referral Reports 1 to 5, on consent.

CARRIED UNANIMOUSLY
(Mayor Sim ineligible to vote for Report 2 due to conflict of interest)

* * * * *

BY-LAWS

MOVED by Councillor Dominato
SECONDED by Councillor Bligh

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1, 2 and 9 to 11 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
MOVED by Councillor Dominato
SECONDED by Councillor Bligh

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 3 to 8 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend License By-law No. 4550 regarding 2024 fee increases (By-law No. 13816)
2. A By-law to amend Zoning and Development By-law No. 3575 regarding missing middle housing and simplifying regulations (By-law No. 13817)
3. A By-law to amend Parking By-law No 6059 regarding missing middle housing and simplifying regulations (By-law No. 13818)
4. A By-law to amend the Subdivision By-law No, 5208 regarding missing middle housing and simplifying regulations (By-law No. 13819)
5. A By-law to amend the Building By-law No. 12511 regarding missing middle housing and simplifying the regulations (By-law No. 13820)
6. A By-law to amend the Zoning and Development Fee By-law No. 5585 regarding missing middle housing and simplifying regulations (By-law No. 13821)
7. A By-law to amend Street and Traffic By-law No. 2849 regarding missing middle housing and simplifying regulations (By-law No. 13822)
8. A By-law to amend Sign By-law No. 11879 regarding missing middle housing and simplifying regulations (By-law No. 13823)
9. A By-law to enact a Housing Agreement for 1656 Adanac Street (By-law No. 13824)
10. A By-law to enact a Housing Agreement for 441-475 West 42nd Avenue (By-law No. 13825)
11. A By-law to amend Building By-law No. 12511 regarding various aspects of building permit fees (By-law No. 13826)

REPORTS

1. **Chinese Society Legacy Program and Special Enterprise Program Grant Allocations - 2023** **September 19, 2023**

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

Council heard from one speaker in support of the report recommendations.

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Carr

- A. THAT Council approve \$685,113 in grant allocations to 10 Chinese Societies (as detailed in Appendix A of the Report dated September 19, 2023, entitled “Chinese Society Legacy Program and Special Enterprise Program Grant Allocations – 2023”) to support the retention of Society-owned heritage buildings in Chinatown, with funds from the previously approved multi-year capital project budget in the 2019-2022 *Chinese Society Legacy Program*.
- B. THAT Council approve a \$35,000 grant allocation to the *Vancouver Chinatown Merchants Association (VCMA)* for capacity building with and supports to Chinatown’s heritage businesses, with funds from the previously approved multi-year capital project budget in the *2023 Multi-Year DTES Special Enterprise Program*.
- C. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A of the Report dated September 19, 2023, entitled “Chinese Society Legacy Program and Special Enterprise Program Grant Allocations – 2023”), that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the culture, beautification, health, or welfare of Vancouver.
- D. THAT the General Manager of Planning, Urban Design and Sustainability (GM of PDS) (or their designate) be authorized to negotiate and execute agreements to disburse the grants described in this report on the terms and conditions generally set out below and on such other terms and conditions as are satisfactory to the GM of PDS and the Director of Legal Services.
- E. THAT no legal rights or obligations will be created by the approval of A to D above unless and until the applicable grant agreement or letter of agreement is approved by the City in accordance with D above and executed and delivered by both the grant recipient and GM of PDS (or their designate).

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Bligh

THAT the following be added as F, G, H and I:

- F. THAT Council affirms that Chinese Society-owned heritage buildings in Chinatown serve as an invaluable physical representation of the area's and community's history, and that there is a pressing need for full-scale rehabilitation of the aging Society heritage buildings that form an irreplaceable part of the fabric of Vancouver's Chinatown.
- G. THAT Council direct staff to report back on the scale of investment that would be needed to pursue full-scale rehabilitation of the Society-owned heritage buildings in collaboration with the Societies, (and if needed, any resources that would be required to provide a high-level costing of the scope of this work).
- H. THAT the assessment in G above be used to inform recommendations to Council on:
 - i. Advocacy to senior governments for funding to retain the priceless physical history of Vancouver's Chinatown;
 - ii. The opportunity to continue the Chinese Society Legacy Program in the 2026-2029 Capital Plan.
- I. THAT staff report back on opportunities within the funding envelope of the current 2023-2026 Capital Plan to continue the Chinese Society Legacy Program in 2024, 2025 and 2026.

CARRIED UNANIMOUSLY (Vote No. 09532)
(Councillor Dominato absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY AND A TO C BY THE REQUIRED MAJORITY (Vote No. 09533), with Councillor Dominato absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT Council approve \$685,113 in grant allocations to 10 Chinese Societies (as detailed in Appendix A of the Report dated September 19, 2023, entitled "Chinese Society Legacy Program and Special Enterprise Program Grant Allocations – 2023") to support the retention of Society-owned heritage buildings in Chinatown, with funds from the previously approved multi-year capital project budget in the 2019-2022 *Chinese Society Legacy Program*.
- B. THAT Council approve a \$35,000 grant allocation to the *Vancouver Chinatown Merchants Association (VCMA)* for capacity building with and supports to Chinatown's heritage businesses, with funds from the previously approved multi-year capital project budget in the 2023 *Multi-Year DTES Special Enterprise Program*.

- C. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A of the Report dated September 19, 2023, entitled “Chinese Society Legacy Program and Special Enterprise Program Grant Allocations – 2023”), that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the culture, beautification, health, or welfare of Vancouver.
- D. THAT the General Manager of Planning, Urban Design and Sustainability (GM of PDS) (or their designate) be authorized to negotiate and execute agreements to disburse the grants described in this report on the terms and conditions generally set out below and on such other terms and conditions as are satisfactory to the GM of PDS and the Director of Legal Services.
- E. THAT no legal rights or obligations will be created by the approval of A to D above unless and until the applicable grant agreement or letter of agreement is approved by the City in accordance with D above and executed and delivered by both the grant recipient and the General Manager of Planning, Urban Design and Sustainability (or their designate).
- F. THAT Council affirms that Chinese Society-owned heritage buildings in Chinatown serve as an invaluable physical representation of the area’s and community’s history, and that there is a pressing need for full-scale rehabilitation of the aging Society heritage buildings that form an irreplaceable part of the fabric of Vancouver’s Chinatown.
- G. THAT Council direct staff to report back on the scale of investment that would be needed to pursue full-scale rehabilitation of the Society-owned heritage buildings in collaboration with the Societies, (and if needed, any resources that would be required to provide a high-level costing of the scope of this work).
- H THAT the assessment in G above be used to inform recommendations to Council on:
 - i. Advocacy to senior governments for funding to retain the priceless physical history of Vancouver’s Chinatown;
 - ii. The opportunity to continue the Chinese Society Legacy Program in the 2026-2029 Capital Plan.
- I. THAT staff report back on opportunities within the funding envelope of the current 2023-2026 Capital Plan to continue the Chinese Society Legacy Program in 2024, 2025 and 2026.

**2. Appointment of External Auditor for 2024
September 19, 2023**

- A. THAT the accounting firm of KPMG LLP (KPMG) be appointed as the City’s External Auditor for the fiscal year 2024.

- B. THAT the audit fee be set at \$118,000 (exclusive of applicable taxes). Funding is included in the 2024 operating budget.

ADOPTED ON CONSENT (Vote No. 09540)
(Mayor Sim ineligible to vote due to conflict of interest)

**3. Auditor General Committee Recommendations Transmittal Report
October 5, 2023**

THAT Council approve the recommendations from the October 5, 2023, Auditor General Committee meeting (attached as Appendix A of the Report dated October 5, 2023, entitled "Auditor General Committee Recommendations Transmittal Report") as follows:

THAT Council endorse the Auditor General's 2024 budget request of \$2,412,000 to fund the operations of the Office of the Auditor General for 2024.

ADOPTED ON CONSENT (Vote No. 09541)

**4. 9 West Cordova Street, Boulder Hotel – Modification to Heritage Revitalization Agreement (HRA), and Approval of Single Room Accommodation (SRA) Conversion Permit
September 11, 2023**

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to amend the Heritage Revitalization Agreement (HRA) entered into in 2008 pursuant to Heritage Revitalization Agreement By-law No. 9743, as modified in 2015 pursuant to By-law No. 11174, in respect of the municipally designated heritage building known as the Boulder Hotel, which is located at 9 West Cordova Street (the "Lands"), to allow for development as contemplated within development permit application DP-2022-00676 (see Appendix A of the Report dated September 11, 2023, entitled "9 West Cordova Street, Boulder Hotel – Modification to Heritage Revitalization Agreement (HRA), and Approval of Single Room Accommodation (SRA) Conversion Permit").
- B. THAT Council approve a Single Room Accommodation (SRA) conversion permit pursuant to the Single Room Accommodation By-law (the "SRA By-law") to remove 22 designated rooms in the building from the SRA By-law, and convert them to eight self-contained secured residential market rental dwelling units as conditions of the previous approval were satisfied in 2015.
- C. THAT the agreements and related by-laws in A and B above shall be prepared, registered, and given priority on title to the Lands, to the satisfaction of the Director of Legal Services, in consultation with the Director of Planning.
- D. 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 in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
- ii. THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 09542)

**5. 1218 East Georgia Street – Single Room Accommodation (SRA) By-law Exemption Application and Removal of Designation
October 6, 2023**

- A. THAT Council grant an exemption from the Single Room Accommodation (SRA) By-law for four designated rooms at 1218 East Georgia Street.
- B. THAT Council remove the designation of one SRA designated room at 1218 East Georgia Street.
- C. THAT prior to the issuance of the SRA exemption and removal of designation, the owner enter into the following:
 - (i) Housing Agreement requiring all five units be secured as rental for 10 years;
 - (ii) Section 219 Covenant prohibiting stratification for 10 years;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary agreements described in A through C above in consultation with the General Manager of Arts, Culture and Community Services and to bring forward the by-law necessary to approve the housing agreement and remove the designation of the one room.

ADOPTED ON CONSENT (Vote No. 09543)

**6. Whistleblower Policy Update
October 3, 2023**

- A. THAT Council approve the revised Whistleblower Policy COUN-010 (formerly ADMIN-002) as provided in Appendix A of the Report dated October 3, 2023, entitled “Whistleblower Policy Update”, including transfer of ownership of the policy to the Auditor General, to be effective January 1, 2024.
- B. THAT Council approve, in principle, consequential amendments to the Auditor General By-law as generally set out in Appendix B of the Report dated October 3, 2023, entitled “Whistleblower Policy Update”, to be effective

January 1, 2024.

- C. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary by-law amendments as generally set out in Appendix B of the Report dated October 3, 2023, entitled “Whistleblower Policy Update”.

ADOPTED ON CONSENT (Vote No. 09545)

7. Directions Report: Consideration of Modification to Conditions of Approval - 1450 West Georgia Street, 1157 Burrard Street and 1640-1650 Alberni Street October 3, 2023

- A. THAT Council approves an amendment to Council’s approval in principle of the rezoning application for 1450 West Georgia Street by amending rezoning Condition of Approval 2.17 (set out in Appendix B – Part 2 of the Referral Report, enclosed as Appendix A of the Report dated October 3, 2023, entitled “Directions Report: Consideration of Modification to Conditions of Approval - 1450 West Georgia Street, 1157 Burrard Street and 1640-1650 Alberni Street”) to grant a 6 month extension to the current deadline for enactment of the CD-1 By-law and instructs the Director of Legal Services to make any appropriate modifications to the legal agreements and securities to give effect to this modification, as may be required at the discretion of the Director of Legal Services.
- B. THAT Council approves an amendment to Council’s approval in principle of the rezoning application for 1157 Burrard Street by amending rezoning Condition of Approval 2.12 (set out in Appendix B – Part 2 of the Referral Report, enclosed as Appendix B of the Report dated October 3, 2023, entitled “Directions Report: Consideration of Modification to Conditions of Approval - 1450 West Georgia Street, 1157 Burrard Street and 1640-1650 Alberni Street”) to grant a 6 month extension to the current deadline for enactment of the CD-1 By-law and instructs the Director of Legal Services to make any appropriate modifications to the legal agreements and securities to give effect to this modification, as may be required at the discretion of the Director of Legal Services.
- C. THAT Council approves an amendment to Council’s approval in principle of the rezoning application for 1640 – 1650 Alberni Street by amending rezoning Condition of Approval 2.11 (e) (set out in Appendix B – Part 2 of the Referral Report, enclosed as Appendix C of the Report dated October 3, 2023, entitled “Directions Report: Consideration of Modification to Conditions of Approval - 1450 West Georgia Street, 1157 Burrard Street and 1640-1650 Alberni Street) to grant a 6 month extension to the current deadline for enactment of the CD-1 By-law, as described in this report, and instructs the Director of Legal Services to make any appropriate modifications to the legal agreements and securities to give effect to this modification, as may be required at the discretion of the Director of Legal Services.

ADOPTED ON CONSENT (Vote No. 09547)

**8. Piloting a Pedestrian Scramble Crossing in Vancouver
September 19, 2023**

Staff from Engineering Services provided a presentation and responded to questions. Council heard from one speaker in support of the report recommendations.

MOVED by Councillor Meiszner
SECONDED by Councillor Carr

THAT Council direct staff to advance design, implementation and monitoring of a pedestrian scramble crossing at the intersection of Granville and Robson Streets, including stakeholder engagement to inform the detailed design, as generally outlined in the Report dated September 19, 2023, entitled "Piloting a Pedestrian Scramble Crossing in Vancouver".

amended

AMENDMENT MOVED by Councillor Meiszner
SECONDED by Councillor Kirby-Yung

THAT the following be added as B:

THAT Council direct staff to report back by the end of Q1 2025 on the results and learnings from the new pedestrian scramble crossing;

FURTHER THAT Council direct staff to include recommendations and options in the report for additional scramble crossings to continue advancing a pedestrian-friendly city and safety in Vancouver.

amended

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

THAT in the FURTHER THAT after the word "crossings" the phrase "and priority phasing with leading pedestrian intervals" be added.

CARRIED UNANIMOUSLY (Vote No. 09534)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 09535). Following the votes on the amendments, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 09536).

FINAL MOTON AS AMENDED

A. THAT Council direct staff to advance design, implementation and monitoring of a pedestrian scramble crossing at the intersection of Granville and Robson Streets, including stakeholder engagement to inform the detailed design, as generally outlined in the report dated September 19, 2023, entitled "Piloting a Pedestrian Scramble Crossing in Vancouver".

- B. THAT Council direct staff to report back by the end of Q1 2025 on the results and learnings from the new pedestrian scramble crossing.

FURTHER THAT Council direct staff to include recommendations and options in the report for additional scramble crossings and priority phasing with leading pedestrian intervals to continue advancing a pedestrian-friendly city and safety in Vancouver.

REFERRAL REPORTS

1. **CD-1 Rezoning: 430-440 West Pender Street October 3, 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 Architectural Collective Inc., on behalf of B West Pender Holdings Ltd., the registered owner of the lands located at 430-440 West Pender Street [*Lots 4 and 3 Block 35 Lot 541 Plan 210; PIDs 015-488-161 and 015-488-152*], 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 8.42 to permit the development of a 12-storey, mixed-use building containing 80 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 Referral Report dated October 3, 2023, entitled "CD-1 Rezoning: 430-440 West Pender Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Architectural Collective Inc., received on August 12, 2022 with revised drawings received on March 28, 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 subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated October 3, 2023, entitled "CD-1 Rezoning: 430-440 West Pender 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 building known as the “Drier Block”, located at 430-434 West Pender Street [*Lot 4 Block 35 District Lot 541 Plan 2010; PID 015-488-161*] (the “heritage building”), be added to the Vancouver Heritage Register in the ‘C’ 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 Referral Report dated October 3, 2023, entitled “CD-1 Rezoning: 430-440 West Pender 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 Referral Report dated October 3, 2023, entitled “CD-1 Rezoning: 430-440 West Pender 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. 09548)

**2. CD-1 Rezoning: 3231-3245 Fraser Street and 675 East 17th Avenue
October 3, 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 Anthem Fraser Developments LP, on behalf of:

- Anthem Fraser Developments Ltd., the registered owner of the lands located at:
 - 3231-3233 Fraser Street [*PID: 015-612-805; The North 1/2 of Lot 9 Block 92 District Lot 301 Plan 187*]; and
- Mercer Properties (Fraser 17) Inc., the registered owner of the lands located at:
 - 3237 Fraser Street [*PID: 015-612-813; The South 1/2 of Lot 9 Block 92 District Lot 301 Plan 187*];
 - 3245 Fraser Street [*PID: 015-612-856; The North 1/2 of Lot 10 Block 92 District Lot 301 Plan 187*]; and
 - and 675 East 17th Avenue [*PID: 015-612-864; The South 1/2 of Lot 10 Block 92 District Lot 301 Plan 187*];

to rezone a consolidation of the above properties from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.5 to 6.9 and the maximum building height from 22.0 m (72 ft.) to 45.5 m (149.3 ft.) to permit the development of a 14-storey mixed-use building, and a maximum of 47.5 m (155.8 ft.) to accommodate a partial 15th floor rooftop amenity area, containing 110 secured rental housing units, of which 20% of the residential floor area will be secured as moderate income units, with commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 3, 2023, entitled “CD-1 Rezoning: 3231-3245 Fraser Street and 675 East 17th Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by BHA Architecture Inc., received January 5, 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 subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated October 3, 2023, entitled “CD-1 Rezoning: 3231-3245 Fraser Street and 675 East 17th Avenue”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director

of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.

- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C of the Referral Report dated October 3, 2023, entitled "CD-1 Rezoning: 3231-3245 Fraser Street and 675 East 17th Avenue", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

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

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

ADOPTED ON CONSENT (Vote No. 09549)

**3. CD-1 Rezoning: 1510 West 71st Avenue and 8733 Granville Street
October 3, 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 Gradual Architecture Inc. on behalf of:

- 338888 Granville Holdings Ltd., the registered owners of 1510 West 71st Avenue [*PID 025-626-680; Lot A Block E District Lot 318 Group 1 New Westminster District Plan BCP4778*]; and
- 339999 Granville Holdings Ltd., the registered owners of 8733 Granville Street [*Lots 4 and 5, except the east 17 feet and the west 4 feet, now highways Block E District Lot 318 Plan 3022; PIDs 013-241-494 and 013-241-524 respectively*];

to rezone the lands from RM-3A (Residential) and C-2 (Commercial) Districts to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.00 and 3.50 to 3.38 and the building height from 10.7 m (35.1 ft.) to 22.0 m (72 ft.), to permit the development of a six-storey mixed-use building containing 74 secured-rental units, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Gradual Architecture Inc., received November 10, 2022 with revisions received January 27, 2023, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Referral Report dated October 3, 2023, entitled "CD-1 Rezoning: 1510 West 71st Avenue and 8733 Granville Street".

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated October 3, 2023, entitled "CD-1 Rezoning: 1510 West 71st Avenue and 8733 Granville Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Referral Report dated October 3, 2023, entitled "CD-1 Rezoning: 1510 West 71st Avenue and 8733 Granville Street", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated October 3, 2023, entitled "CD-1 Rezoning: 1510 West 71st Avenue and 8733 Granville 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.

- E. THAT A to D above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a 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. 09550)

**4. Rezoning: 3529-3589 Arbutus Street and 2106 West 19th Avenue
October 3, 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 Andrew Cheung Architects Inc., on behalf of DXX Investments Ltd., the registered owners of the lands located at:
- 3529-3589 Arbutus Street [*Lots 10 to 13 Block 531 District Lot 526 Plan 4998; PIDs 010-724-559, 011-259-671, 007-550-341, 011-259-698 respectively*];
 - 2106 West 19th Avenue [*Lot 9 Block 531 District Lot 526 Plan 4998; PID 011-259-655*];

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

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 3, 2023, entitled "Rezoning: 3529-3589 Arbutus Street and 2106 West 19th Avenue", be approved in principle;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated October 3, 2023, entitled "Rezoning: 3529-3589 Arbutus Street and 2106 West 19th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated October 3, 2023, entitled "Rezoning: 3529-3589 Arbutus Street and 2106 West 19th Avenue";

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

- D. THAT A to C above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a 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. 09551)

**5. CD-1 Rezoning 5515-5525 Elizabeth Street
October 3, 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 Ardor Development Ltd., on behalf of:

- Ardorhomes 5515 Elizabeth Holdings Ltd., Inc No. 1396908 the registered owner of 5515 Elizabeth Street [*PID 010-685-715; Lot 24 Block 849 District Lot 526 Plan 7240*]; and
- 1396947 B.C. Ltd., Inc. No. 1396947¹, the registered owner of 5525 Elizabeth Street [*PID 004-286-464; Lot 23 Block 849 District Lot 526 Plan 7240*];

to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.7 to 2.0 and the building height from 10.7 m (35 ft.) to 13.7 m (45 ft.), to permit a four-storey residential building containing 27 strata-titled residential units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated October 3, 2023, entitled "CD-1 Rezoning 5515-5525 Elizabeth Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Andrew Cheung Architects Inc., received December 15, 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 Referral Report dated October 3, 2023, entitled "CD-1 Rezoning 5515-5525 Elizabeth 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 resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City, and

¹ Represented by Ardor Development Ltd.

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. 09552)

**6. Rezoning: 6065-6075 Collingwood Place
August 29, 2023**

The Acting General Manager, Planning, Urban Design and Sustainability, and staff from Engineering Services, responded to questions.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

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 Strand Holdings Ltd., on behalf of:

- James Stephen Lebedovich and Silise Eileen Lebedovich, the registered owners of 6065 Collingwood Place [*PID 009-858-067; Lot 8 Block 4 District Lot 2027 Plan 8976*]; and
- Joanne Wong, the registered owner of 6075 Collingwood Place [*PID 009-858-075; Lot 9 Block 4 District Lot 2027 Plan 8976*];

to rezone the lands from RS-5 (Residential) District to RR-2B (Residential Rental) District, be approved in principle;.

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated August 29,

2023, entitled “Rezoning: 6065-6075 Collingwood Place” be approved in principle;

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

B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated August 29, 2023, entitled “Rezoning: 6065-6075 Collingwood Place”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

C. THAT subject to approval of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated August 29, 2023, entitled “Rezoning: 6065-6075 Collingwood Place”;

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.

D. THAT A to C above be adopted on the following conditions:

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

CARRIED UNANIMOUSLY (Vote No. 09537)

ADMINISTRATIVE MOTIONS

1. Consequential Amendments to Adding Missing Middle Housing and Simplifying Regulations - Update to Various Land Use Documents to Simplify and Update Policies and Guidelines

MOVED by Councillor Dominato
 SECONDED by Councillor Zhou

THAT in accordance with Council’s resolution adopted after the Public Hearing on September 14, 2023, Council make the changes to the documents as identified in Table 1 below and generally as set out in Appendix H of the Referral Report dated July 7, 2023, entitled “Adding Missing Middle Housing and Simplifying Regulations – Amendments to the Zoning and Development By-law”;

FURTHER THAT the following documents be repealed: Boundary and Tanner RS-1 Guidelines, RS-1 Caretaker Dwelling Unit Guidelines, Charles/Adanac RS-1 Guidelines, Riverside RS-1B Guidelines, RS-2 and RS-7 Infill and Multiple Dwelling Guidelines, RS-3, RS-3A and RS-5 Design Guidelines, RS-6 Design Guidelines, RS-7 Guidelines, Deering Island RS-1 Guidelines, and RS Zones Impermeable Materials Site Coverage Guidelines for RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, and RS-7 Zones.

Table 1

Guidelines		
Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in an RS Zone	Various	See attached Appendix A which shows in red line all wording and graphics to be removed or added
Guidelines for the Administration of Variances for Zero Emission Buildings in RS, RT and RA Districts	Various	See attached Appendix B which shows in red line all wording and graphics to be removed or added
Multiple Conversion Dwelling Guidelines (RS-1A, RS-2, RS-7, RT-1 and RT-2 districts)	Title	Remove "RS-1A, RS-2, RS-7" from the title of this Guideline
	1	Remove "RS-1A, RS-2, RS-7"
	2	Remove "In the RS-7 zone, consult the RS-7 District Schedule for External Design regulations, and the RS-7 Guidelines, Section 7 landscaping."
	3.2	Remove "This section is not applicable in RS-1A Districts."

C-2 Guidelines	2.1	Delete "RS" and replace with "R1-1"
C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings	2.1	Delete "RS" and replace with "R1-1"
RM-1 and RM-1N Guidelines	1(c)	Delete "RS" and replace with "R1-1"
	2.1.1(c)	Delete "RS" and replace with "R1-1"
	4.7(d)	Delete "RS zones" and replace with "R1-1"
RM-7 and RM-7N Guidelines	1.1(c)	Delete "RS" and replace with "R1-1"
	1.2	Delete "RS-1" and replace with "R1-1"
	Table 1, row (A)	Delete instances of "RS-1" and replace with "R1-1"
	Table 1, row (A)	Remove "-0.70"
RM-7AN Guidelines	1.1(c)	Delete "RS" and replace with "R1-1"
	1.2	Delete "RS-1" and replace with "R1-1"
	Table 1, row (A)	Delete instances of "RS-1" and replace with "R1-1"
	Table 1, row (A)	Remove "-0.70"
	2.2.2(b)(iii)	Delete "RS" and replace with "R1-1"
RM-8, RM-8N, RM-8A and RM-8AN Guidelines	1.1(d)	Delete "RS" and replace with "R1-1"
	1.2	Delete "RS-1" and replace with "R1-1"
	Table 1, first row	Delete instances of "RS-1" and replace with "R1-1"
	Table 1, first row	Remove "-0.70"
	1.1(c)	Delete "RS" and replace with "R1-1"

RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines	1.2	Delete "RS1" and replace with "R1-1"
RM-10 and RM-10N Guidelines	4.4(a)	Delete "RS" and replace with "R1-1"
	4.5	Delete "RS" and replace with "R1-1"
Residential Rental Districts Schedules Design Guidelines	1.1(a)(ii)	Delete "RS" and replace with "R1-1"
	1.1(a)(iii)	Delete "RS" and replace with "R1-1"
	Figure 2	Delete instances of "RS" and replace with "R1-1"
	Figure 19	Delete instances of "RS" and replace with "R1-1"
RT-11 and RT-11N Guidelines	1(c)	Delete "RS" and replace with "R1-1"
	4.4.1	Delete "RS" and replace with "R1-1"
	4.6(e)	Delete "RS zones" and replace with "R1-1"
	Appendix A page 23	Delete instances of "RS-1" and replace with "R1-1"
	Appendix A page 24	Delete instances of "RS-1" and replace with "R1-1"
Community Care Facility - Class B and Group Residence Guidelines	2.3	Delete "RS" and replace with "R1-1"
Guidelines for the Administration of Variance in Larger Zero Emission Buildings	Title	Change the title of this guideline to "Guidelines for Larger Zero Emission Buildings"
	Intent	Delete instances of "RS" and replace with "R1-1"
Policies		
Community Amenity Contributions Policy for Rezoning	Table 1	Delete instances of "RS" and replace with "R1-1"
	Appendix Table 1	Delete "RS" and replace with "R1-1"
	Table 1a	Delete "RS" and replace with "R1-1"

Development Contribution Expectations Policy in Areas Undergoing Community Planning	Table 1b	Delete "RS" and replace with "R1-1"
	Table 2	Delete "RS" and replace with "R1-1"
	Map A labels	Delete instances of "RS-1", "RS-2", and "RS-7" and replace with "R1-1"
	Map A legend	Delete "RS Zoning Districts" and replace with "R1-1"
Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy	Background and context	Delete "RS" and replace with "R1-1"
	Table 3	Delete "RS" and replace with "R1-1"
Secured Rental Policy	Table 1	Delete "RS" and replace with "R1-1"
	2.4	Delete "RS" and replace with "R1-1"
	2.4.1	Delete "RS" and replace with "R1-1"
	2.4.3	Delete "RS" and replace with "R1-1"
	Table 2	Delete "RS" and replace with "R1-1"
	Appendix	Delete "RS" and replace with "R1-1"
Strata Title Policies for RS, RT and RM Zones	Title	Delete "RS" and replace with "R1-1"
	1	Delete "RS" and replace with "R1-1"
	5	Delete "RS" and replace with "R1-1"
Zero Emissions Building Catalyst Policy	7	Delete "Guidelines for the Administration of Variance in Larger Zero Emission Buildings" and replace with "Guidelines for Larger Zero Emission Buildings"
	7	Delete "Guidelines for the Administration of Variances for Zero Emission Buildings in RS, RT and RA Districts" and replace with "Guidelines for Zero Emission Buildings in R1-1, RT and RA Districts"

CARRIED UNANIMOUSLY

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. Advancing Britannia Removal

Councillor Fry 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 November 1, 2023, as a Council Members' Motion.

2. Delivering a New Supply of Middle-Income Housing in Vancouver

Mayor Sim 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 November 1, 2023, as a Council Members' Motion.

3. Creating Safer Streets for People of All Ages with Intersection Safety Cameras

Councillor Boyle 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 November 1, 2023, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Bligh

SECONDED by Councillor Dominato

- A. THAT Mayor Sim be granted leaves of absence for Personal Reasons from meetings on October 17, 2023, from 4 pm to 7 pm, and October 18, 2023, from 12:30 pm to 3 pm;

FURTHER THAT Mayor Sim be granted leaves of absence for Civic Business from meetings on October 19 to 30, 2023 and November 30, 2023;
- B. THAT Councillor Klassen be granted a leave of absence for Civic Business from meetings on November 14, 2023, from 5 pm onwards.
- C. THAT Councillor Meiszner be granted leaves of absence for Personal Reasons from meetings on November 7, 2023, from 3 pm to 10 pm, November 14 and 15, 2023, all day and November 16, 2023, from 1 pm to 10 pm.

CARRIED UNANIMOUSLY

2. Requests for Leaves of Absence – Councillors Dominato and Bligh

MOVED by Councillor Dominato

SECONDED by Councillor Zhou

- A. THAT Councillor Dominato be granted a leave of absence for Personal Reasons from meetings on October 31, 2023, from 2 pm onwards;

FURTHER THAT Councillor Dominato be granted leaves of absence for Civic Business from meetings on November 14, 2023, from 5 pm onwards and November 21 to 23, 2023.

- B. THAT Councillor Bligh be granted a leave of absence for Civic Business from meetings on November 14, 2023, from 5 pm onwards.

CARRIED UNANIMOUSLY

3. Requests for Leaves of Absence – Councillor Kirby-Yung

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT Councillor Kirby-Yung be granted leaves of absence for Personal Reasons from meetings on October 31 to November 2, 2023 and November 7, 2023.

FURTHER THAT Councillor Kirby-Yung be granted a leave of absence for Civic Business from meetings on November 16, 2023.

CARRIED UNANIMOUSLY

* * * * *

At this point in the meeting, Mayor Sim relinquished the Chair to Acting Mayor Dominato in order to bring forward the next item of urgent business.

* * * * *

4. Accelerating Housing Delivery Through Transformative Change

Mayor Sim moved the motion entitled “Accelerating Housing Delivery Through Transformative Change” as urgent new business.

Per section 9.6 of the *Procedure By-law*, the Chair must rule whether or not the motion brought forward is urgent business. After a brief recess, the Chair ruled the motion was deemed to be urgent business as it reflects a connection to public health and safety with regard to the housing crisis in the city.

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

MOVED by Mayor Sim
SECONDED by Councillor Bligh

WHEREAS

1. In January 2023, in his first State of the City address to the Greater Vancouver Board of Trade, Mayor Ken Sim cited prioritizing new home construction as a key objective. He stated that “*every single day, multiple times a day, I hear stories of people – firsthand stories – of people leaving the city, or how they can’t afford*

rent, or how they were in line with 75 other people trying to rent a basement suite; that's a crisis.”;

2. City permitting and other process and project approval delays have had a significant impact on the delivery of badly needed housing supply in Vancouver;
3. On February 14, 2023, City staff presented a Permitting and Licensing Update to Council in which they made note of the layers of complexity and competing regulations and priorities that have impeded the City's ability to issue permits and get housing built,
4. The staff presentation in February 2023 not only outlined the nature of the problem, staff also pointed to the need for a “transformative approach with radical change” to improve the system and eliminate the layers of complexity that have impeded the City's ability to issue permits and get housing built;
5. Council has taken several key actions over the past year to begin to unravel the layers of complexity and competing regulations and priorities that have impeded the City's ability to issue permits, approve projects, and get housing built in a fast and efficient manner. A non-exhaustive list of examples includes:
 - Established a 3-3-3-1 Permit Approval Framework to eliminate the City's housing construction backlog with fixed timeline improvement targets.
 - Established a new combined residential zone for missing middle housing (R1-1) to allow for up to 6 units of housing (or 8 secured rental units) on low-density residential lots across the City.
 - Initiated a review process to modernize the City's View Protection Guidelines to unlock new housing and economic opportunities.
 - Approved strategic amendments to several major community and corridor plans to increase housing supply rapidly, such as pre-zoning 200 lots in the Cambie Corridor for as many as 1,600 townhomes and row house units, pre-zoning a dozen land parcels in Broadway Corridor for 8-12 storey building, and eliminating the redundant pace of change policy under the Broadway Plan.
 - Acknowledged and applauded City staff's efforts to simplify the rezoning application process to reduce the approval time for rainwater management plans from 56 weeks to a mere 3 weeks for Sustainable Large Developments under the Green Buildings Policy for Rezoning;
6. In November 2022, the Province of BC enacted the *Housing Supply Act*, which gives the Province the authority to set housing targets in municipalities, starting with those with the greatest need and highest projected growth. The targets encourage municipalities to address local barriers to construction so that housing can be built faster, including updating zoning by-laws and streamlining local development approval processes. A target of 28,900 housing units has been set for the City of Vancouver;

7. To meet the needs of our growing population and ensure that our City remains vibrant and diverse, it's vitally important that Council undertake urgent measures to advance systemic transformational change to accelerate housing delivery in the city in an efficient and timely manner, and in accordance with responsible urban planning that ensures sustainable growth, addresses environmental concerns, and enhances the City's diverse neighbourhoods.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to accelerate implementation of the 26 Village Areas outlined in the Vancouver Plan (*Direction L1.7: Villages*) to facilitate the construction of townhouses, multiplex buildings, and mixed-use low-rise buildings between 3-6 storeys in advance of Council formally adopting an Official Community Plan for the City of Vancouver, to create more complete, inclusive, and resilient neighbourhoods for people of different ages, incomes, and backgrounds, including adding shops and services that can meet daily needs and provide local jobs;

FURTHER THAT staff report back on opportunities for pre-zoning Village Areas, which would allow projects to proceed directly to the development permit stage and further accelerate the delivery of much-needed housing;

AND FURTHER THAT staff be directed to provide an initial report back by Q1 2024 with a scope of work, timeline, and outcomes to enable the Council direction noted above, along with potential economic implications and appropriate development cost expectations.

- B. THAT Council direct staff to explore the steps and measures to harmonize and otherwise align the Vancouver Building By-law (CBO), which regulates the design and construction of buildings (including administrative provisions related to permitting, inspections, and the enforcement of these requirements), with the BC Building Code (BCBC), which governs how new construction, building alterations, repairs and demolitions are completed, for a more rapid delivery of housing in the City of Vancouver;

FURTHER THAT staff be directed to report back with a scope, timeline, and cost for completing the work noted above by Q1 2024, including specific information that outlines the differences and distinctions between the City's By-law and the Province's Building Code, along with the impacts of these differences and distinctions in terms of the timely delivery of housing;

AND FURTHER THAT specific caution should be given to those areas of policy where the City has demonstrated leadership in sustainable and accessible building practices to maintain a careful balance between best practices and leadership on the climate file.

- C. THAT Council direct staff to report back with a review of the City's Shadow Impact Criteria and Guidelines, including information related to distinctions between solar access policies Council has formally enacted versus guidelines

based on urban design practices currently applied by City staff in the absence of specific policy direction from Council;

FURTHER THAT staff be directed to explore and report back on the use of new analytical tools, such as Parametric Modelling, that can more accurately quantify the shadow impacts on the public realm of any given project based on its location and context to better enable the permitting and construction of housing;

AND FURTHER THAT staff be directed to report back before the end of 2024.

- D. THAT Council direct staff to explore opportunities to expand and improve the City's Certified Professional (CP) program, in consultation with the Architectural Institute of BC (AIBC) and Engineers and Geoscientists British Columbia (EGBC), pursuant to By-law No. 6203, which provides for the Certification of Professional Engineers and Architects under Section 306(z) of the *Vancouver Charter*, to more efficiently and effectively deliver a wide range of housing;

FURTHER for staff to report back by Q1 2024.

- E. THAT Council direct staff to report back by Q1 2024 regarding opportunities to increase the maximum allowable floor plate size for residential towers in order to allow for greater design flexibility (e.g., for interior layouts, number of units, more sustainable building practices, reduced construction costs, and enhanced liveability) to unlock additional housing units.
- F. THAT Council direct staff to report back on the opportunities and challenges to realizing greater housing and mixed-use density through the rezoning of lands in proximity to the City's underdeveloped SkyTrain stations, such as Nanaimo Station, 29th Avenue Station, Renfrew Station, and Rupert Station to better advance the City's various housing and economic objectives, while Council affirms its commitment to the retention of industrial lands and their critical importance in the well-being and economic success of our City;

FURTHER THAT staff be directed to report back by Q3 2024.

- G. THAT Council requests the Mayor to write a letter to Premier David Eby and Minister of Housing Ravi Kahlon to express the City's support for increased Provincial short-term rental enforcement programming proposals and indicate the City's willingness to adopt and collaborate on any potential improvements and new tools that will help municipalities to better enforce compliance with short-term rental rules, particularly where new tools will allow the City of Vancouver to apply enforcement and other compliance measures more effectively.

amended

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During debate and discussion of the proposed amendment, it was

MOVED by Councillor Klassen
SECONDED by Councillor Bligh

THAT Council extend past noon in order to complete the agenda.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

* * * * *

AMENDMENT MOVED by Councillor Boyle
SECONDED by Councillor Carr

THAT the following be added as H:

- H. THAT Council direct staff to speed up work on the motion “Reducing Barriers and Deepening Affordability for Non-Profit, Co-op and Social Housing in Every Neighbourhood” that Council amended and approved in 2022, to include a report back with recommendations by Q2 2024.

CARRIED UNANIMOUSLY (Vote No. 09538)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 09539) with Councillors Carr and Fry abstaining from the vote.

FINAL MOTION AS APPROVED

WHEREAS

1. In January 2023, in his first State of the City address to the Greater Vancouver Board of Trade, Mayor Ken Sim cited prioritizing new home construction as a key objective. He stated that “*every single day, multiple times a day, I hear stories of people – firsthand stories – of people leaving the city, or how they can’t afford rent, or how they were in line with 75 other people trying to rent a basement suite; that’s a crisis.*”
2. City permitting and other process and project approval delays have had a significant impact on the delivery of badly needed housing supply in Vancouver.
3. On February 14, 2023, City staff presented a Permitting and Licensing Update to Council in which they made note of the layers of complexity and competing regulations and priorities that have impeded the City’s ability to issue permits and get housing built.
4. The staff presentation in February 2023 not only outlined the nature of the problem, staff also pointed to the need for a “transformative approach with radical

change” to improve the system and eliminate the layers of complexity that have impeded the City’s ability to issue permits and get housing built.

5. Council has taken several key actions over the past year to begin to unravel the layers of complexity and competing regulations and priorities that have impeded the City’s ability to issue permits, approve projects, and get housing built in a fast and efficient manner. A non-exhaustive list of examples includes:
 - Established a 3-3-3-1 Permit Approval Framework to eliminate the City’s housing construction backlog with fixed timeline improvement targets.
 - Established a new combined residential zone for missing middle housing (R1-1) to allow for up to 6 units of housing (or 8 secured rental units) on low-density residential lots across the City.
 - Initiated a review process to modernize the City’s View Protection Guidelines to unlock new housing and economic opportunities.
 - Approved strategic amendments to several major community and corridor plans to increase housing supply rapidly, such as pre-zoning 200 lots in the Cambie Corridor for as many as 1,600 townhomes and row house units, pre-zoning a dozen land parcels in Broadway Corridor for 8-12 storey building, and eliminating the redundant pace of change policy under the Broadway Plan.
 - Acknowledged and applauded City staff’s efforts to simplify the rezoning application process to reduce the approval time for rainwater management plans from 56 weeks to a mere 3 weeks for Sustainable Large Developments under the Green Buildings Policy for Rezoning.
6. In November 2022, the Province of BC enacted the *Housing Supply Act*, which gives the Province the authority to set housing targets in municipalities, starting with those with the greatest need and highest projected growth. The targets encourage municipalities to address local barriers to construction so that housing can be built faster, including updating zoning by-laws and streamlining local development approval processes. A target of 28,900 housing units has been set for the City of Vancouver.
7. To meet the needs of our growing population and ensure that our City remains vibrant and diverse, it’s vitally important that Council undertake urgent measures to advance systemic transformational change to accelerate housing delivery in the city in an efficient and timely manner, and in accordance with responsible urban planning that ensures sustainable growth, addresses environmental concerns, and enhances the City’s diverse neighbourhoods.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to accelerate implementation of the 26 Village Areas outlined in the Vancouver Plan (*Direction L1.7: Villages*) to facilitate the construction of townhouses, multiplex buildings, and mixed-use low-rise buildings

between 3-6 storeys in advance of Council formally adopting an Official Community Plan for the City of Vancouver, to create more complete, inclusive, and resilient neighbourhoods for people of different ages, incomes, and backgrounds, including adding shops and services that can meet daily needs and provide local jobs;

FURTHER THAT staff report back on opportunities for pre-zoning Village Areas, which would allow projects to proceed directly to the development permit stage and further accelerate the delivery of much-needed housing;

AND FURTHER THAT staff be directed to provide an initial report back by Q1 2024 with a scope of work, timeline, and outcomes to enable the Council direction noted above, along with potential economic implications and appropriate development cost expectations.

- B. THAT Council direct staff to explore the steps and measures to harmonize and otherwise align the Vancouver Building By-law (CBO), which regulates the design and construction of buildings (including administrative provisions related to permitting, inspections, and the enforcement of these requirements), with the BC Building Code (BCBC), which governs how new construction, building alterations, repairs and demolitions are completed, for a more rapid delivery of housing in the City of Vancouver;

FURTHER THAT staff be directed to report back with a scope, timeline, and cost for completing the work noted above by Q1 2024, including specific information that outlines the differences and distinctions between the City's By-law and the Province's Building Code, along with the impacts of these differences and distinctions in terms of the timely delivery of housing;

AND FURTHER THAT specific caution should be given to those areas of policy where the City has demonstrated leadership in sustainable and accessible building practices to maintain a careful balance between best practices and leadership on the climate file.

- C. THAT Council direct staff to report back with a review of the City's Shadow Impact Criteria and Guidelines, including information related to distinctions between solar access policies Council has formally enacted versus guidelines based on urban design practices currently applied by City staff in the absence of specific policy direction from Council;

FURTHER THAT staff be directed to explore and report back on the use of new analytical tools, such as Parametric Modelling, that can more accurately quantify the shadow impacts on the public realm of any given project based on its location and context to better enable the permitting and construction of housing;

AND FURTHER THAT staff be directed to report back before the end of 2024.

- D. THAT Council direct staff to explore opportunities to expand and improve the City's Certified Professional (CP) program, in consultation with the Architectural Institute of BC (AIBC) and Engineers and Geoscientists British Columbia

(EGBC), pursuant to By-law No. 6203, which provides for the Certification of Professional Engineers and Architects under Section 306(z) of the Vancouver Charter, to more efficiently and effectively deliver a wide range of housing; FURTHER for staff to report back by Q1 2024.

- E. THAT Council direct staff to report back by Q1 2024 regarding opportunities to increase the maximum allowable floor plate size for residential towers in order to allow for greater design flexibility (e.g., for interior layouts, number of units, more sustainable building practices, reduced construction costs, and enhanced liveability) to unlock additional housing units.
- F. THAT Council direct staff to report back on the opportunities and challenges to realizing greater housing and mixed-use density through the rezoning of lands in proximity to the City's underdeveloped SkyTrain stations, such as Nanaimo Station, 29th Avenue Station, Renfrew Station, and Rupert Station to better advance the City's various housing and economic objectives, while Council affirms its commitment to the retention of industrial lands and their critical importance in the well-being and economic success of our City;

FURTHER THAT staff be directed to report back by Q3 2024.

- G. THAT Council requests the Mayor to write a letter to Premier David Eby and Minister of Housing Ravi Kahlon to express the City's support for increased Provincial short-term rental enforcement programming proposals and indicate the City's willingness to adopt and collaborate on any potential improvements and new tools that will help municipalities to better enforce compliance with short-term rental rules, particularly where new tools will allow the City of Vancouver to apply enforcement and other compliance measures more effectively.
- H. THAT Council direct staff to speed up work on the motion "Reducing Barriers and Deepening Affordability for Non-Profit, Co-op and Social Housing in Every Neighbourhood" that Council amended and approved in 2022, to include a report back with recommendations by Q2 2024.

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Mayor Sim resumed the Chair at the conclusion of this item.

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ENQUIRIES AND OTHER MATTERS

1. New Provincial Rules for Short-Term Rentals

Councillor Zhou enquired about the new Provincial rules for short-term rentals and how staff will align current policies with the new Provincial rules and what strategies will be utilized to enhance the enforcement effort. The City Manager provided a response and agreed to follow-up with an update.

ADJOURNMENT

MOVED by Councillor Bligh
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 12:17 pm.

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