



## COUNCIL MEETING MINUTES

DECEMBER 12, 2023

A Meeting of the Council of the City of Vancouver was held on Tuesday, December 12, 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  
Karen Levitt, Deputy City Manager

**CITY CLERK'S OFFICE:** Katrina Leckovic, City Clerk  
Terri Burke, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### WELCOME

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

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

### IN CAMERA MEETING

MOVED by Councillor Montague  
SECONDED by Councillor Klassen

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

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;
- (b) personal information about an identifiable individual who is being considered for an award or honour, or who has offered to provide a gift to the city on condition of anonymity;
- (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. Council – November 28, 2023

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Montague

THAT the Minutes of the Council meeting of November 28, 2023, be approved.

CARRIED UNANIMOUSLY

2. Council (Policy and Strategic Priorities) – November 29, 2023

MOVED by Councillor Zhou  
SECONDED by Councillor Montague

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of November 29, 2023, be approved.

CARRIED UNANIMOUSLY

3. Special Council – December 5, 2023

MOVED by Councillor Klassen  
SECONDED by Councillor Meiszner

THAT the Minutes of the Special Council (Motion to go In Camera) meeting of December 5, 2023, be approved.

CARRIED UNANIMOUSLY

4. Auditor General Committee – December 7, 2023 - WITHDRAWN

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Meiszner  
SECONDED by Councillor Klassen

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

CARRIED UNANIMOUSLY

**COMMUNICATIONS**

**1. Acting Mayors, Deputy Mayors, Duty Councillors: Roster of Councillors to Represent Council – 2024**

MOVED by Councillor Boyle  
SECONDED by Councillor Dominato

THAT Council approves the following roster for Acting Mayors in accordance with section 209 of the *Vancouver Charter* for the terms indicated below:

2024	January	Councillor Kirby-Yung
	February	Councillor Meiszner
	March	Councillor Klassen
	April	Councillor Fry
	May	Councillor Zhou
	June	Councillor Carr
	July	Councillor Bligh
	August	Councillor Boyle
	September	Councillor Dominato
	October	Councillor Kirby-Yung
	November	Councillor Montague
	December	Councillor Fry

FURTHER THAT Council approves the following roster for Deputy Mayors in accordance with Section 207 of the *Vancouver Charter* for the terms indicated below:

2024	January	Councillor Boyle
	February	Councillor Montague
	March	Councillor Fry
	April	Councillor Bligh
	May	Councillor Meiszner
	June	Councillor Zhou
	July	Councillor Klassen
	August	Councillor Carr
	September	Councillor Kirby-Yung
	October	Councillor Dominato
	November	Councillor Boyle
	December	Councillor Montague

AND FURTHER THAT Council approves the following roster of Duty Councillors in accordance with the Mayor and Councillor Remuneration By-law No. 11483 for the terms indicated below to be reasonably available at all times during their respective terms to represent Council in a ceremonial capacity on behalf of the Mayor whenever requested by the Mayor:

2024	January	Councillor Fry
	February	Councillor Klassen
	March	Councillor Meiszner
	April	Councillor Zhou
	May	Councillor Carr
	June	Councillor Bligh
	July	Councillor Kirby-Yung
	August	Councillor Fry
	September	Councillor Boyle
	October	Councillor Montague
	November	Councillor Dominato
	December	Councillor Klassen

amended

AMENDMENT MOVED by Councillor Boyle  
SECONDED by Councillor Dominato

THAT the following be added to the end of the motion:

FURTHER THAT Councillor Boyle's name be struck from Acting Mayor for August 2024, to be replaced when an alternative is found.

CARRIED UNANIMOUSLY (Vote No. 09687)

AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Zhou

THAT the following be added to the end of the motion:

AND FURTHER THAT Councillor Kirby-Yung replace Councillor Carr as Deputy Mayor for the month of August 2024.

CARRIED UNANIMOUSLY (Vote No. 09688)

The amendments having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 09689).

### FINAL MOTION AS APPROVED

*Note: The tables below have been changed to reflect the approved motion as amended.*

THAT Council approves the following roster for Acting Mayors in accordance with section 209 of the *Vancouver Charter* for the terms indicated below:

2024	January	Councillor Kirby-Yung
	February	Councillor Meiszner
	March	Councillor Klassen
	April	Councillor Fry
	May	Councillor Zhou
	June	Councillor Carr
	July	Councillor Bligh
	August	Vacant
	September	Councillor Dominato
	October	Councillor Kirby-Yung
	November	Councillor Montague
	December	Councillor Fry

FURTHER THAT Council approves the following roster for Deputy Mayors in accordance with Section 207 of the *Vancouver Charter* for the terms indicated below:

2024	January	Councillor Boyle
	February	Councillor Montague
	March	Councillor Fry
	April	Councillor Bligh

	May	Councillor Meiszner
	June	Councillor Zhou
	July	Councillor Klassen
	August	Councillor Kirby-Yung
	September	Councillor Kirby-Yung
	October	Councillor Dominato
	November	Councillor Boyle
	December	Councillor Montague

FURTHER THAT Council approves the following roster of Duty Councillors in accordance with the Mayor and Councillor Remuneration By-law No. 11483 for the terms indicated below to be reasonably available at all times during their respective terms to represent Council in a ceremonial capacity on behalf of the Mayor whenever requested by the Mayor:

2024	January	Councillor Fry
	February	Councillor Klassen
	March	Councillor Meiszner
	April	Councillor Zhou
	May	Councillor Carr
	June	Councillor Bligh
	July	Councillor Kirby-Yung
	August	Councillor Fry
	September	Councillor Boyle
	October	Councillor Montague
	November	Councillor Dominato
	December	Councillor Klassen

FURTHER THAT Councillor Boyle's name be struck from Acting Mayor for August 2024, to be replaced when an alternative is found.

AND FURTHER THAT Councillor Kirby-Yung replace Councillor Carr as Deputy Mayor for the month of August 2024.

## REPORTS

### 1. 2024 Capital and Operating Budget

#### 1a. 2024 Engineering Fees November 23, 2023

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Bligh

- A. THAT Council approve in principle a 6% increase in the Engineering Services Department permit and application fees as set out in Appendix A of the Report dated November 23, 2023, entitled "2024 Engineering Fees", with the exception of the fees referenced in B, D, E and F below, to take effect on January 1, 2024.

- B. THAT Council approve in principle a 20.0% increase for certain resident and visitor parking permit fees under the Street and Traffic By-law No. 2849 with the exception of section 23.4 (b), as set out in Appendix A of the Report dated November 23, 2023, entitled “2024 Engineering Fees”, to take effect on January 1, 2024.
- C. THAT Council approve in principle the creation of a one-week visitor parking permit for the West End and Robson North parking permit areas, under the Street and Traffic By-law as set out in Appendix B of the Report dated November 23, 2023, entitled “2024 Engineering Fees”, to take effect on January 1, 2024.
- D. THAT Council approve in principle a 10-cent increase for Zero Emission Vehicles and 20-cent increase for all other vehicles for the Congestion and Curbside Management Permit for ride-hailing activities under the Street and Traffic By-law No. 2849 section 21.8, and for the permit to be in effect from 7:00 am to 10:00 pm, as set out in Appendix A of the Report dated November 23, 2023, entitled “2024 Engineering Fees”, to take effect on January 1, 2024.
- E. THAT Council approve in principle a 11.5% increase for permanent street restoration costs under Schedule A, Part 3 of the Street Utilities By-law No. 10361, as set out in Appendix A of the Report dated November 23, 2023, entitled “2024 Engineering Fees”, to take effect on January 1, 2024.
- F. THAT Council approve in principle a 9.0% increase for Traffic Management Plan review fees under the Street & Traffic By-law, No. 2849 Schedule I,1.(j), as set out in Appendix A of the Report dated November 23, 2023, entitled “2024 Engineering Fees”, to take effect on January 1, 2024.
- G. THAT Council approve in principle the creation of a transaction fee charge for people who pay for parking using the pay by phone system under the Parking Meter By-law, as set out in Appendix C of the Report dated November 23, 2023, entitled “2024 Engineering Fees”, to take effect on January 1, 2024.
- H. THAT the Director of Legal Services be instructed to prepare by-laws to amend Street and Traffic By-law No. 2849, Parking Meter By-law No. 2952, Granville Mall By-law No. 9978, Encroachment By-law No. 4243, Crossing By-law No. 4644, Street Vending By-law No. 10868, Street Distribution of Publications By-law No. 9350, and Street Utilities By-law No. 10361, all generally in accordance with Appendix B and Appendix C of the Report dated November 23, 2023, entitled “2024 Engineering Fees”.

CARRIED UNANIMOUSLY (Vote No. 09690)

**1b. 2024 Annual Review of Water Rates and Water Works By-law Amendments  
November 7, 2023**

MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

- A. THAT Council approve, in principle, the proposed amendments to the Water Works By-law, generally as set out in the Report dated November 7, 2023, entitled “2024 Annual Review of Water Rates and Water Works By-law Amendments”, and as listed in Appendix A of the same report, including the establishment of the 2024 rates and fees.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Water Works By-law, generally as set out in Appendix B of the Report dated November 7, 2023, entitled “2024 Annual Review of Water Rates and Water Works By-law Amendments”.

CARRIED UNANIMOUSLY (Vote No. 09691)

**1c. 2024 Annual Review of Sewer Rates – Sewer and Watercourse By-law  
November 7, 2023**

MOVED by Councillor Bligh  
SECONDED by Councillor Kirby-Yung

- A. THAT Council approve, in principle, the proposed amendments to rates and fees in the Sewer and Watercourse By-law, generally as set out in the Report dated November 7, 2023, entitled “2024 Annual Review of Sewer Rates – Sewer and Watercourse By-law” and in Appendix A of the same report, including the establishment of the 2024 rates and fees.
- B. THAT Council approve, in principle, proposed amendments to simplify and update the new public sewer connection requirements.
- C. THAT Council approve, in principle, proposed amendments to broaden the applicability of when the City can require an existing sewer connection to be relocated.
- D. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary Sewer and Watercourse By-law amendments, generally, as set out in Appendix B of the Report dated November 7, 2023, entitled “2024 Annual Review of Sewer Rates – Sewer and Watercourse By-law”.

CARRIED UNANIMOUSLY (Vote No. 09692)



**1d. 2024 Solid Waste Utility Fees and By-law Changes  
November 21, 2023**

MOVED by Councillor Dominato

SECONDED by Councillor Zhou

- A. THAT Council approve, in principle, proposed amendments to the Solid Waste Utility By-law to establish fees for 2024, generally as set out in Appendix A of the Report dated November 21, 2023, entitled “2024 Solid Waste Utility Fees and By-law Changes”.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment amendments to the Solid Waste By-law to adjust fees generally in accordance with Appendix B of the Report dated November 21, 2023, entitled “2024 Solid Waste Utility Fees and By-law Changes”.

CARRIED UNANIMOUSLY (Vote No. 09693)

**1e. 2024 False Creek Neighbourhood Energy Utility Customer Rates  
November 23, 2023**

MOVED by Councillor Dominato

SECONDED by Councillor Zhou

- A. THAT Council approve, in principle, the proposed amendments to the Energy Utility System By-law (the “By-law”), generally as set out in Appendix A of the Report dated November 23, 2023, entitled “2024 False Creek Neighbourhood Energy Utility Customer Rates”, including:
  - i) updated 2024 customer levies and charges, with a 3.2% increase over 2023; and
  - ii) updated Initial Connection Levy, with a 5% increase over 2023 rates.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Energy Utility System By-law, generally as set out in Appendix A of the Report dated November 23, 2023, entitled “2024 False Creek Neighbourhood Energy Utility Customer Rates”.

CARRIED UNANIMOUSLY (Vote No. 09694)

**1f. 2024 Climate Budget  
November 13, 2023**

MOVED by Councillor Carr

SECONDED by Councillor Dominato

- A. THAT Council receive the Climate Budget Report dated November 13, 2023, entitled “2024 Climate Budget”, for information regarding the City’s 2024 climate

investments, expenditures and future investment needs, and direct staff to continue improving processes and reporting, aligning with best practices.

- B. THAT Council direct staff to continue seeking new revenue and senior government funding opportunities, and to prioritize the use of regulations and policies and pursue more cost-effective approaches in order to advance the climate work, as part of the updated Climate Emergency Action Plan and Climate Change Adaptation Strategy.

CARRIED UNANIMOUSLY (Vote No. 09695)

**1g. 2024 Draft Operating and Capital Budget  
November 21, 2023**

Staff from Finance, Risk and Supply Chain Management, along with staff from the Vancouver Police Department and the City Manager's Office, responded to questions.

MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

- A. THAT Council approve the following increases to the Vancouver Police Board (VPB) Operating Budget, as outlined in the 2024 Draft Operating Budget section of Appendix 1 of this report:
  - a) \$16.4 million additional funding driven by estimated increases due to anticipated collective agreement settlements, salary and related benefit adjustments as well as fixed costs such as, fleet expenses, utilities and other expenditures;
  - b) \$7.9 million additional funding for full year costs of the council approved requisitioning and hiring additional police officers and civilian professionals; and
  - c) \$5.8 million increase for third party costs related to non-emergency call taking services provided by E Comm 9-1-1;

FURTHER THAT the above constitutes Council's approval of the Vancouver Police Board 2024 Draft Operating Budget of \$439,999,760 in expenditures and transfers and \$30,266,454 in revenues as outlined in the operating budget section of Appendix 1 of this report.

- B. THAT Council approve the Vancouver Board of Parks and Recreation 2024 Draft Operating Budget of \$168,784,318 in expenditures and transfers and \$78,663,600 in fee and program revenues as outlined in the operating budget section of Appendix 1 of this report.
- C. THAT Council approve the Vancouver Public Library Board 2024 Operating Budget of \$62,696,898 in expenditures and transfers and \$3,798,200 in fee and program revenues as outlined in the operating budget section of the operating budget section of Appendix 1 of this report.

- D. THAT Council approve the 2024 Property Endowment Fund (PEF) Operating Budget of \$62,199,076 in revenues and \$62,199,076 in expenses (including transfers) as outlined in Appendix 1 of this report.
- E. THAT Council approve the 2024 Vancouver Affordable Housing Endowment Fund (VAHEF) Operating Budget of \$12,800,240 in revenues and \$12,800,240 in expenses (including transfers) as outlined in Appendix 1 of this report.
- F. THAT, subject to approval of recommendations A to E, or as amended, Council approve the 2024 Draft Operating Budget of \$2,154,627,588 outlined in Appendix 1, resulting in an overall property tax increase of 7.6%, and direct staff to bring forward for adoption by Council a resolution consistent with the above approval to authorize the 2024 General Purposes Tax Levy in accordance with the *Vancouver Charter*.
- G. THAT Council approve Vancouver Police Board's Capital Budget as outlined in the Capital Budget section of Appendix 1 of this report with details in Appendix A and B:
- a) Funding for new Multi-Year Capital Projects totalling \$6.5 million, with details in Appendix A and B of Appendix 1 of this report. Funding source for the multi-year requests are:
    - i. Operating revenue that funds capital projects \$4.9 million
    - ii. Fleet Reserve \$1.6 million
  - b) 2024 Capital Expenditure Budget of \$6.1 million, with details in Appendix B of Appendix 1 of this report.
- H. THAT Council approve \$367.8 million for new Multi-year Capital Projects to begin in 2024, as outlined in the capital budget section of Appendix 1 of this report with details in Appendix A and B. Funding sources for total 2024 budget requests as follows:
- a. Operating revenue that funds capital projects (Property Tax) \$83.0 million
  - b. Operating revenue that funds capital projects (Utility Fees) \$89.4 million
  - c. Plebiscite and Utilities Debenture borrowing \$82.2 million
  - d. Special purpose reserves totalling \$7.6 million:
    - i. Fleet Reserve \$6.8 million
    - ii. Civic Theatre Reserve \$0.8 million
  - e. Developer contributions totalling \$76 million:
    - i. Development Cost Levies \$63.0 million
    - ii. Community Amenity Contributions (Cash) \$13.0 million
  - f. Other/External \$29.0 million
  - g. User fees and levies \$0.6 million

- I. THAT Council, subject to approval of recommendations G to H, or as amended, approve the 2024 Capital Expenditure Budget in the amount of \$782.0 million outlined in the capital budget section of Appendix 1 of this report with details in Appendix B.

amended

\* \* \* \* \*

*At this point in the proceedings, Mayor Sim relinquished the Chair to Acting Mayor Fry, in order to participate in debate. Following the vote on his amendment below, he resumed the Chair.*

\* \* \* \* \*

AMENDMENT MOVED by Mayor Sim  
SECONDED by Councillor Kirby-Yung

THAT the following be added to the motion as J and K:

- J. THAT Council approve adjustments to the operating budget identified by staff subsequent to the publication of the Draft 2024 Operating Budget, to:
- a) Decrease the 2024 operating budget for VFRS by \$1.0 million to reflect the estimated timing of hiring and on boarding of new staff given current levels of attrition; the balance of funding would be budgeted in 2025.
  - b) Decrease the 2024 operating budget line item for the Business and Economy office by \$0.5 million to reflect updated information that the office will be operational in mid-2024, therefore, full funding of \$1.0 million can be phased in partially in 2024 and the remainder in 2025.
  - c) Increase in revenue budget line items of \$1.0 million to reflect the 6% cost recoveries from various fees that were identified subsequent to the 2024 Draft Budget.
- K. THAT Council approve an additional ongoing increase of \$80,000 in the City Clerks Department for 1 new FTE to provide administrative support to the Mayor's Office funded by previous amendments to the 2024 Operating Budget;

FURTHER THAT Council approve an additional ongoing increase of \$100,000 for discretionary office expenses in the Mayor's Office funded by the previous amendments to the 2024 Operating Budget.

CARRIED (Vote No. 09696)  
(Councillors Boyle, Carr and Fry opposed)

AMENDMENT MOVED by Councillor Boyle  
SECONDED by Councillor Carr

THAT the following be added to the motion as L and M:

- L. THAT Council approve an additional one time investment of \$150,000, funded from the City's General Stabilization reserve, toward community consultation and implementation of Council directed work on protecting and expanding cultural food assets and intangible cultural heritage, including but not limited to the Punjabi Market, Joyce-Collingwood, Little Saigon and the Davie Village.
- M. THAT Council approve an additional one time investment of \$0.4M, funded from the City's General Stabilization reserve, toward expanded work on transit priority corridors, in order to leverage available TransLink funding to improve bus speed and efficiency on some of our busiest bus routes.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

THAT the motion be struck and substituted with the following:

- L. THAT Council refer the following amendments to staff and request a report back in the form of a memo by the end of Q1 2024.

THAT Council approve an additional one time investment of \$150,000, funded from the City's General Stabilization reserve, toward community consultation and implementation of Council directed work on protecting and expanding cultural food assets and intangible cultural heritage, including but not limited to the Punjabi Market, Joyce-Collingwood, Little Saigon and the Davie Village.

THAT Council approve an additional one time investment of \$0.4M, funded from the City's General Stabilization reserve, toward expanded work on transit priority corridors, in order to leverage available TransLink funding to improve bus speed and efficiency on some of our busiest bus routes.

CARRIED (Vote No. 09697)  
(Councillors Boyle, Carr and Fry opposed)

The amendment to the amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 09698).

AMENDMENT MOVED by Councillor Fry  
SECONDED by Councillor Boyle

THAT the following be added to the motion as M:

- M. THAT Council approve the following unfunded initiatives of \$1,100,000 for the Vancouver Board of Parks and Recreation 2024 Operating Budget, to be funded through the (\$1.0M) Updated revenue estimates to reflect the 6% cost recoveries in various fees that were subsequently identified, so not reflected in the 2024 Draft Budget and a (\$0.1) increase in property taxes:

- Safe Sport Regulations & Permit Office Expansion for equitable access allocation and reduction in permit backlog (\$300,000);
- Update the Park Board Special Event policy to create clear policy framework, revenue generation and cost savings (\$300,000);
- Increase Special Events Capacity to implement Council's Vibrant Vancouver priorities, revenue generation, and cost savings.(\$300,000);
- Resources for the Think Big Implementation for incremental revenue generation (\$200,000); and
- Consistent with the Recommendations from the Office of the Auditor General, update and strengthen fee setting frameworks with clarity around types of costs to be recovered and revenues generated by fees.

LOST (Vote No. 09699)

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

\* \* \* \* \*

*During discussion on the proposed amendment above, Councillor Fry rose on a point of order under section 6.1 (b) of the Procedure By-law, noting that Councillor Zhou was making allegations that reflect negatively upon the character of a group of persons, and advised that if he has concerns they should be brought to the Integrity Commissioner, and not to a Council meeting. The Mayor agreed, and cautioned Councillor Zhou.*

*Subsequently, later in the meeting, following the recess at 3:25 pm, Councillor Zhou formally apologized for his comments and asked that they be withdrawn.*

\* \* \* \* \*

AMENDMENT MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

THAT the following be added to the motion as M:

- M. THAT Council approve an additional ongoing increase of \$180,000 for opening of two Vancouver Public Library branches on Mondays to be funded by the previous amendments to the 2024 Operating Budget.

CARRIED UNANIMOUSLY (Vote No. 09700)

\* \* \* \* \*

At this point in the proceedings, it was

MOVED by Councillor Bligh  
SECONDED by Councillor Klassen

THAT, under section 9.8 of the *Procedure By-law*, Council reconsider Councillor Fry's amendment.

CARRIED UNANIMOUSLY

\* \* \* \* \*

AMENDMENT MOVED by Councillor Fry  
SECONDED by Councillor Boyle

THAT the following be added to the motion as M:

- M. THAT Council approve the following unfunded initiatives of \$1,100,000 for the Vancouver Board of Parks and Recreation 2024 Operating Budget, to be funded through the (\$1.0M) Updated revenue estimates to reflect the 6% cost recoveries in various fees that were subsequently identified, so not reflected in the 2024 Draft Budget and a (\$0.1) increase in property taxes:
- Safe Sport Regulations & Permit Office Expansion for equitable access allocation and reduction in permit backlog (\$300,000);
  - Update the Park Board Special Event policy to create clear policy framework, revenue generation and cost savings (\$300,000);
  - Increase Special Events Capacity to implement Council's Vibrant Vancouver priorities, revenue generation, and cost savings.(\$300,000);
  - Resources for the Think Big Implementation for incremental revenue generation (\$200,000); and
  - Consistent with the Recommendations from the Office of the Auditor General, update and strengthen fee setting frameworks with clarity around types of costs to be recovered and revenues generated by fees.

LOST (Vote No. 09701)  
(Councillors Bligh, Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)

AMENDMENT MOVED by Councillor Dominato  
SECONDED by Councillor Montague

THAT the following be added to the motion as N:

- N. THAT Council approve an additional ongoing increase of \$68,750 for the Vancouver Police Department (VPD) operating budget to provide an inflationary adjustment to the funding for Community Policing Centres, to be funded by

previous amendments to the 2024 Operating Budget.

CARRIED UNANIMOUSLY (Vote No. 09702)

AMENDMENT MOVED by Councillor Meiszner  
SECONDED by Councillor Zhou

THAT the following be added to the motion as O:

- O. THAT Council approve an additional increase of \$49,075 for the Theatre Rental Grant Program to help cope with increased inflationary offsets to be funded by the previous amendments to the 2024 Operating Budget.

CARRIED UNANIMOUSLY (Vote No. 09703)

AMENDMENT MOVED by Councillor Montague  
SECONDED by Councillor Klassen

THAT the following be added to the motion as P:

- P. THAT Council approve an additional ongoing increase of \$2.1 million for the Vancouver Police Department (VPD) operating budget to provide funding to support the following items that were approved by the Vancouver Police Board (VPB) as part of the provisional 2023 VPD Budget, to be funded by previous amendments to the 2024 Operating Budget:
  - a. \$374,000 Coroner's Inquest Recommendations (ongoing)
  - b. \$508,000 Jail HVAC/Lighting (One-time)
  - c. \$187,200 Digital Evidence Management System (ongoing)
  - d. \$745,300 Jail Nursing/Medical Contract (ongoing)
  - e. \$307,000 Additional funding for the pilot for Body Worn Camera (ongoing);

FURTHER THAT Council confirm approval of annual funding in the amount of \$297,000 to support the administration of the VPB, as reflected in the VPD operating budget;

FURTHER THAT Council transfer operational responsibility of the Tactical Training Centre from the City of Vancouver to the VPD, with facilities support continuing to be provided by Real Estate, Environment and Facilities Management (REFM);

FURTHER THAT the VPD assume operations of the Tactical Training Centre without the transfer of any additional funding;

AND FURTHER THAT with this transfer of operations, City staff are directed to reallocate the \$450,000 budgeted to cover Tactical Training Centre operating expenses, based on 2023 or average activity levels, from the City Protective



Services budget to fund Council directed investments.

CARRIED (Vote No. 09704)  
(Councillors Boyle, Carr and Fry opposed)

\* \* \* \* \*

*Prior to the vote on the amendment above, it was*

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

*THAT the Council meeting extend past 12 pm in order to complete the amendment on the floor.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

\* \* \* \* \*

*Council recessed at 11:57 am and reconvened at 3:25 pm*

\* \* \* \* \*

*At this point in the proceedings, Mayor Sim relinquished the Chair to Acting Mayor Fry, in order to participate in debate. Following the vote on his amendment below, he resumed the Chair.*

\* \* \* \* \*

AMENDMENT MOVED by Mayor Sim  
SECONDED by Councillor Bligh

THAT the following be added to the motion as Q:

Q. THAT Council approve a reduction to the general government expenses operating budget line item, to reduce the property tax increase to 7.5%;

FURTHER THAT Council direct staff to review potential revenue opportunities or operational savings that could be realized through 2024 based on the Mayor's Budget Task Force recommendations or other actions, such that the savings could be used to restore the general government contingencies as a priority.

CARRIED UNANIMOUSLY (Vote No. 09709)  
(Councillors Boyle, Carr and Fry abstained from the vote)  
(Councillor Dominato absent for the vote)

AMENDMENT MOVED by Councillor Bligh  
SECONDED by Councillor Zhou

THAT the following be added to the motion as R:

- R. THAT Council approve a \$30,000 reduction to program fee revenues in the Park Board 2024 operating budget to allow for the Board of Parks and Recreations to reconsider the 2024 fee increase on 'Baseball Diamonds Rentals for Minors – Prime Time' to defer the fee increase in order to enable an opportunity for sports user groups to make necessary adjustments to their registration fees and budgets, to be funded by previous amendments to the 2024 Operating Budget.

CARRIED UNANIMOUSLY (Vote No. 09710)  
(Councillor Dominato absent for the vote)

\* \* \* \* \*

*Council recessed at 3:38 pm and reconvened at 4:20 pm.*

\* \* \* \* \*

Council agreed to sever the vote on the components of the amended motion, which included an additional recommendation A(d), brought forward by staff as a result of the amendments. The vote results are as follows:

- G - CARRIED (Vote No. 09711), with Councillor Boyle opposed.  
J - CARRIED (Vote No. 09712), with Councillors Boyle, Carr and Fry opposed.  
K - CARRIED (Vote No. 09713), with Councillors Boyle, Carr and Fry opposed.  
P - CARRIED (Vote No. 09714), with Councillors Boyle, Carr and Fry opposed.  
Q - CARRIED UNANIMOUSLY (Vote No. 09715), with Councillors Boyle, Carr and Fry abstaining from the vote.  
H, I, L to O and R - CARRIED UNANIMOUSLY (Vote No. 09716)  
A(a) - CARRIED UNANIMOUSLY (Vote No. 09717)  
A(b) - CARRIED (Vote No. 09718), with Councillors Boyle, Carr and Fry opposed.  
A(c) - CARRIED UNANIMOUSLY (Vote No. 09719)  
A(d) - CARRIED (Vote No. 09720), with Councillors Boyle, Carr and Fry opposed.  
A (FURTHER THAT) - CARRIED (Vote No. 09721), with Councillors Boyle and Carr opposed and Councillor Fry abstaining from the vote.  
B to F - CARRIED UNANIMOUSLY (Vote No. 09722)

### **FINAL MOTION AS APPROVED**

*Note: The motion below has changes regarding dollar amounts from some of the original recommendations and amendments, as well as an additional clause A(d), submitted by staff to reflect the final motion approved by Council.*

- A. THAT Council approve the following increases to the Vancouver Police Board (VPB) Operating Budget, as outlined in the 2024 Draft Operating Budget section of Appendix 1, and as amended, of the Report dated November 21, 2023, entitled "2024 Draft Operating and Capital Budget".

- a) \$16.4 million additional funding driven by estimated increases due to anticipated collective agreement settlements, salary and related benefit adjustments as well as fixed costs such as, fleet expenses, utilities and other expenditures;
- b) \$7.9 million additional funding for full year costs of the council approved requisitioning and hiring additional police officers and civilian professionals;
- c) \$5.8 million increase for third party costs related to non-emergency call taking services provided by E Comm 9-1-1; and
- d) \$2.0 million in Council directed investments for inflationary adjustment to fund Community policing centres, Coroner's inquest, Jail HVAC/Lighting, DEMS and Jail nursing/medical contract, additional funding for the pilot of body worn camera net of the reduction of the VPB budget;

FURTHER THAT the above constitutes Council's approval of the VPB 2024 Draft Operating Budget of \$441,973,687 in expenditures and transfers and \$30,266,454 in revenues as outlined in the operating budget section of Appendix 1 of the above-noted report, and as amended.

- B. THAT Council approve the Vancouver Board of Parks and Recreation 2024 Draft Operating Budget of \$168,784,318 in expenditures and transfers and \$78,633,600 in fee and program revenues as outlined in the operating budget section of Appendix 1 of the Report dated November 21, 2023, entitled "2024 Draft Operating and Capital Budget", and as amended.
- C. THAT Council approve the Vancouver Public Library Board 2024 Operating Budget of \$62,876,898 in expenditures and transfers and \$3,798,200 in fee and program revenues as outlined in the operating budget section of the operating budget section of Appendix 1 of the Report dated November 21, 2023, entitled "2024 Draft Operating and Capital Budget", and as amended.
- D. THAT Council approve the 2024 Property Endowment Fund (PEF) Operating Budget of \$62,199,076 in revenues and \$62,199,076 in expenses (including transfers) as outlined in Appendix 1 of the Report dated November 21, 2023, entitled "2024 Draft Operating and Capital Budget".
- E. THAT Council approve the 2024 Vancouver Affordable Housing Endowment Fund (VAHEF) Operating Budget of \$12,800,240 in revenues and \$12,800,240 in expenses (including transfers) as outlined in Appendix 1 of the Report dated November 21, 2023, entitled "2024 Draft Operating and Capital Budget".
- F. THAT Council approve the 2024 Draft Operating Budget of \$2,153,423,592 outlined in Appendix 1 of the Report dated November 21, 2023, entitled "2024 Draft Operating and Capital Budget", and as amended, resulting in an overall property tax increase of 7.5%, and direct staff to bring forward for adoption by Council a resolution consistent with the above approval to authorize the 2024 General Purposes Tax Levy in accordance with the *Vancouver Charter*.

- G. THAT Council approve the Vancouver Police Board's (VPB) Capital Budget as outlined in the Capital Budget section of Appendix 1 of the Report dated November 21, 2023, entitled "2024 Draft Operating and Capital Budget" with details in Appendix A and B of the same report:
- a) Funding for new Multi-Year Capital Projects totalling \$6.5 million, with details in Appendix A and B of Appendix 1 of the above-noted report. Funding source for the multi-year requests are:
    - i. Operating revenue that funds capital projects \$4.9 million
    - ii. Fleet Reserve \$1.6 million
  - b) 2024 Capital Expenditure Budget of \$6.1 million, with details in Appendix B of Appendix 1 of the above-noted report.
- H. THAT Council approve \$367.8 million for new Multi-year Capital Projects to begin in 2024, as outlined in the capital budget section of Appendix 1 of the Report dated November 21, 2023, entitled "2024 Draft Operating and Capital Budget", with details in Appendix A and B of the same report. Funding sources for total 2024 budget requests as follows:
- a. Operating revenue that funds capital projects (Property Tax) \$83.0 million
  - b. Operating revenue that funds capital projects (Utility Fees) \$89.4 million
  - c. Plebiscite and Utilities Debenture borrowing \$82.2 million
  - d. Special purpose reserves totalling \$7.6 million:
    - i. Fleet Reserve \$6.8 million
    - ii. Civic Theatre Reserve \$0.8 million
  - e. Developer contributions totalling \$76 million:
    - i. Development Cost Levies \$63.0 million
    - ii. Community Amenity Contributions (Cash) \$13.0 million
  - f. Other/External \$29.0 million
  - g. User fees and levies \$0.6 million
- I. THAT Council approve the 2024 Capital Expenditure Budget in the amount of \$782.0 million outlined in the capital budget section of Appendix 1 of the Report dated November 21, 2023, entitled "2024 Draft Operating and Capital Budget", and as amended, with details in Appendix B of the same report.
- J. THAT Council approve adjustments to the operating budget identified by staff subsequent to the publication of the Draft 2024 Operating Budget, to:
- a. Decrease the 2024 operating budget for Vancouver Fire Rescue Services by \$1.0 million to reflect the estimated timing of hiring and on boarding of new staff given current levels of attrition; the balance of funding to be budgeted in 2025.
  - b. Decrease the 2024 operating budget line item for the Business and Economy office by \$0.5 million to reflect updated information that the

office will be operational in mid-2024, therefore, full funding of \$1.0 million can be phased in partially in 2024 and the remainder in 2025.

- c. Increase in revenue budget line items of \$1.0 million to reflect the 6% cost recoveries from various fees that were identified subsequent to the 2024 Draft Budget.
- K. THAT Council approve an additional ongoing increase of \$80,000 in the City Clerk's Department for 1 new FTE to provide administrative support to the Mayor's Office funded by previous amendments to the 2024 Operating Budget;
- FURTHER THAT Council approve an additional ongoing increase of \$100,000 for discretionary office expenses in the Mayor's Office funded by the previous amendments to the 2024 Operating Budget.
- L. THAT Council refer the following to staff and request a report back in the form of a memo by the end of Q1 2024.
- THAT Council approve an additional one time investment of \$150,000, funded from the City's General Stabilization reserve, toward community consultation and implementation of Council directed work on protecting and expanding cultural food assets and intangible cultural heritage, including but not limited to the Punjabi Market, Joyce-Collingwood, Little Saigon and the Davie Village.
- THAT Council approve an additional one time investment of \$0.4M, funded from the City's General Stabilization reserve, toward expanded work on transit priority corridors, in order to leverage available TransLink funding to improve bus speed and efficiency on some of our busiest bus routes.
- M. THAT Council approve an additional ongoing increase of \$180,000 for opening of two Vancouver Public Library branches on Mondays to be funded by the previous amendments to the 2024 Operating Budget.
- N. THAT Council approve an additional ongoing increase of \$68,750 for the Vancouver Police Department (VPD) operating budget to provide an inflationary adjustment to the funding for Community Policing Centres, to be funded by previous amendments to the 2024 Operating Budget.
- O. THAT Council approve an additional increase of \$49,075 for the Theatre Rental Grant Program to help cope with increased inflationary offsets to be funded by the previous amendments to the 2024 Operating Budget.
- P. THAT Council approve an additional ongoing increase of \$2.1 million for the Vancouver Police Department (VPD) operating budget to provide funding to support the following items that were approved by the Vancouver Police Board (VPB) as part of the provisional 2023 VPD Budget, to be funded by previous amendments to the 2024 Operating Budget:
- a. \$374,000 Coroner's Inquest Recommendations (ongoing)
  - b. \$508,000 Jail HVAC/Lighting (One-time)
  - c. \$187,200 Digital Evidence Management System (ongoing)

- d. \$745,300 Jail Nursing/Medical Contract (ongoing)
- e. \$307,000 Additional finding for the pilot for Body Worn Camera (ongoing);

FURTHER THAT Council confirm approval of annual funding in the amount of \$297,000 to support the administration of the VPB, as reflected in the VPD operating budget;

FURTHER THAT Council transfer operational responsibility of the Tactical Training Centre from the City of Vancouver to the VPD, with facilities support continuing to be provided by Real Estate, Environment and Facilities Management (REFM);

FURTHER THAT the VPD assume operations of the Tactical Training Centre without the transfer of any additional funding;

AND FURTHER THAT with this transfer of operations, City staff are directed to reallocate the \$450,000 budgeted to cover Tactical Training Centre operating expenses, based on 2023 or average activity levels, from the City Protective Services budget to fund Council directed investments.

- Q. THAT Council approve a reduction to the general government expenses operating budget line item of \$536,998, to reduce the property tax increase to 7.5%;

FURTHER THAT Council direct staff to review potential revenue opportunities or operational savings that could be realized through 2024 based on the Mayor's Budget Task Force recommendations or other actions, such that the savings could be used to restore the general government contingencies as a priority.

- R. THAT Council approve a \$30,000 reduction to program fee revenues in the Park Board 2024 operating budget to allow for the Board of Parks and Recreations to reconsider the 2024 fee increase on 'Baseball Diamonds Rentals for Minors – Prime Time' to defer the fee increase in order to enable an opportunity for sports user groups to make necessary adjustments to their registration fees and budgets, to be funded by previous amendments to the 2024 Operating Budget.

## **2. 2024 Land Assessment Averaging: Notice to BC Assessment Authority November 27, 2023**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Bligh

- A. THAT, pursuant to s. 374.4 (4b) of the *Vancouver Charter*, the City Clerk be instructed to notify the BC Assessment Authority ("BC Assessment"), before January 1, 2024, of Council's intent to consider the adoption of land assessment averaging for the purpose of property tax calculations for 2024.
- B. THAT the Director of Finance be instructed to provide the required two weeks' notice to the public in advance of Council's consideration of the use of land

assessment averaging and, before March 31, 2024, report on the projected taxation impacts of the program based on the assessed values provided by BC Assessment in the *2024 Completed Roll*.

- C. THAT the Area Assessor for Vancouver be invited to address Council on the 2024 assessment trends.

CARRIED UNANIMOUSLY (Vote No. 09723)

## REFERRAL REPORTS

### 1. **CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue November 14, 2023**

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

#### *RECOMMENDATION FOR PUBLIC HEARING*

- A. THAT the application by Intracorp Vanness Limited Partnership, on behalf of the Strata Corporation of 3352-3386 Vanness Avenue Strata Plan LMS992 and the registered owners of the strata lots in Strata Plan LMS922, and the registered owner of 3347 Clive Avenue, as set out in Appendix J of the Referral Report dated November 14, 2023, entitled "CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue", with corresponding lot PIDs and legal descriptions to rezone the consolidated lands at 3352-3386 Vanness Avenue and 3347 Clive Avenue from CD-1(201) (Comprehensive Development) District and CD-1(218) (Comprehensive Development) District to CD-1 (Comprehensive Development) District, respectively, to increase the maximum floor space ratio (FSR) from 1.45 and 0.6 respectively to 11.38 and the maximum building height from 35.5 m (120 ft.) and 11.9 m (39 ft.) respectively to 104.9 m (344 ft.), to permit a mixed-use development with 30-storey (west tower) and 33-storey (east tower) buildings connected with a six-storey podium, with 679 secured rental units, of which 10% of the residential floor area will be secured at below market rents, commercial uses on the ground floor and a 37-space turn-key childcare facility for City ownership, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Boniface Oleksiuk Politano Architects, received July 28, 2022, provided that the Director of Planning may allow minor

alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated November 14, 2023, entitled "CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.

- C. THAT subject to approval of the CD-1 By-law, CD-1(218) 3301-3347 Clive Avenue and 3330 Vanness Avenue By-law No. 6321 be amended, generally as set out in Appendix C of the Referral Report dated November 14, 2023, entitled "CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to CD-1(218) 3301-3347 Clive Avenue and 3330 Vanness Avenue By-law No. 6321 District at the time of enactment of the CD-1 By-law.

- D. THAT subject to the approval of the CD-1 By-law, CD-1(201) 3352-3386 Vanness Avenue By-law No. 6272 be repealed, generally as set out in Appendix C of the Referral Report dated November 14, 2023, entitled "CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1(201) 3352-3386 Vanness Avenue By-law No. 6272 District at the time of enactment of the CD-1 By-law.

- E. THAT subject to the 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 November 14, 2023, entitled "CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue", be approved.

- F. 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 November 14, 2023, entitled "CD-1 Rezoning: 3352-3386 Vanness Avenue and 3347 Clive Avenue";

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

- G. THAT A and F above be adopted on the following conditions:



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

ADOPTED ON CONSENT (Vote No. 09705)

**2. CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue  
November 28, 2023**

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

*RECOMMENDATION FOR PUBLIC HEARING*

- A. THAT the application by Henriquez Partners Architects, on behalf of 2015 Main Property Inc.<sup>1</sup>, the registered owner of the lands located at 2015 Main Street and 190 East 4th Avenue [*PID 030-389-437; Lot A Block 24 District Lot 200A New Westminster District Plan EPP80624*], to rezone the lands from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.0 to 6.27 and the maximum building height from 18.3 m (60 ft.) to 79.3 m (260 ft.) with mechanical appurtenances permitted up to a maximum of 3.6 m (12 ft.) above the permitted building height, to permit the development of a 25-storey, mixed-use building containing 210 secured-rental housing units, of which 20% of the residential floor area will be secured as below-market rental 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 November 28, 2023, entitled "CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Partners Architects, received September 29, 2022, with an addendum received September 13, 2023 with communal balconies, subject to the Conditions of Approval described in Part 1 of Appendix B of the above-noted report, including the design and development conditions to provide for private outdoor space, and 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 November 28, 2023, entitled "CD-1 Rezoning: 2015 Main Street and 190 East 4th 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 November 28, 2023, entitled "CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated November 28, 2023, entitled "CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue";

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

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

discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 09706)

**3. CD-1 Rezoning: 7525 Cambie Street - WITHDRAWN**

**4. CD-1 Rezoning: 1055 Harwood Street  
November 14, 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 GWL Realty Advisors Inc., on behalf of Harwood Street Project Nominee Inc., the registered owner of the lands located at 1055 Harwood Street [*PID 030-690-056; Lot 1 Block 12 District Lot 185 Group 1 New Westminster District Plan EPP87123*], to rezone the lands from RM-5A (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.2 to 11.9 and the maximum building height from 18.30 m (60 ft.) to 91.44 m (300 ft.) to permit the development of a 32-storey residential building containing 269 secured-rental units of which 20% of the residential floor area will be secured as below-market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral report dated November 14, 2023, entitled "CD-1 Rezoning: 1055 Harwood Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects Inc., received December 12, 2022, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral report dated November 14, 2023, entitled "CD-1 Rezoning: 1055 Harwood 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 A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (ii) 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. 09707)

**5. CD-1 Rezoning: 1890 Southwest Marine Drive  
November 28, 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 Stuart Howard Architects, on behalf of Yayun Cao, the registered owner of the land located at 1890 Southwest Marine Drive [PID 005-217-521, Lot 3 Blocks 12, O and R District Lot 317 Plan 19773], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.70 to 0.75 and the building height from 11.5 m (38 ft.) to 13.8 m (45 ft.), to permit 28 secured market rental residential units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 28, 2023,

entitled "CD-1 Rezoning: 1890 Southwest Marine Drive", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Stuart Howard Architects received June 30, 2022, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated November 28, 2023, entitled "CD-1 Rezoning: 1890 Southwest Marine Drive", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT 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 November 28, 2023, entitled "CD-1 Rezoning: 1890 Southwest Marine Drive";

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 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. 09708)

## BY-LAWS

MOVED by Councillor Dominato  
SECONDED by Councillor Klassen

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 27 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Energy Utility System By-law No. 9552 regarding 2024 fees (By-law No. 13869)
2. A By-law to amend Water Works By-law No. 4848 regarding location of meters, housekeeping amendments and 2024 water rates and fees (By-law No. 13870)
3. A By-law to amend Sewer and Watercourse By-law No. 8093 regarding 2024 fee increases and other miscellaneous amendments (By-law No. 13871)
4. A By-law to amend Solid Waste By-law No. 8417 regarding 2024 fee increases (By-law No. 13872)
5. A By-law to amend Street and Traffic By-law No. 2849 regarding 2024 fee increases (By-law No. 13873)
6. A By-law to amend Granville Mall By-law No. 9978 regarding 2024 fee increases (By-law No. 13874)
7. A By-law to amend Encroachment By-law No. 4243 regarding 2024 fee increases (By-law No. 13875)
8. A By-law to amend Crossing By-law No. 4644 regarding 2024 fee increases (By-law No. 13876)
9. A By-law to amend Street Vending By-law No. 10868 regarding 2024 fee increases (By-law No. 13877)
10. A By-law to amend Street Distribution of Publications By-law No. 9350 regarding 2024 fee increases (By-law No. 13878)
11. A By-law to amend the Street Utilities By-law No. 10361 regarding 2024 fee increases (By-law No. 13879)
12. A By-law to amend Parking Meter By-law No. 2952 regarding pay-by-phone transaction fee (By-law No. 13880)
13. A By-law to amend Mountain View Cemetery By-law No. 8719 regarding 2024 fees and charges (By-law No. 13881)

14. A By-law to amend Annual Greenhouse Gas and Energy Limits By-law no. 13472 regarding miscellaneous amendments (By-law No. 13882)
15. A By-law to amend the By-law Notice Enforcement By-law No. 10201 regarding enforcement of the Annual Greenhouse Gas and Energy Limits By-law (By-law No. 13883)
16. A By-law to amend the License By-law No. 4450 regarding miscellaneous amendments (By-law No. 13884)
17. A By-law to authorize the amendment of a Housing Agreement authorized by By-law No. 13411 regarding 277- 291 West 42nd Avenue (By-law No. 13885)
18. A By-law to authorize the amendment of a Housing Agreement authorized by By-law No. 13218 regarding 325-341 West 42nd Avenue (By-law No. 13886)
19. A By-law to enact a Housing Agreement for 1247 Kingsway (By-law No. 13887)
20. A By-law to enact a Housing Agreement for 1977 West 41st Avenue and 5688 Maple Street (By-law No. 13888)
21. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 13052 for 1111 Kingsway (By-law No. 13889)
22. A By-law to enact a Housing Agreement for 5995-6015 Dunbar Street (By-law No. 13890)
23. A By-law to provide for a declaration regarding tax relief from development potential for 2024 (By-law No. 13891)
24. A By-law to enact a Housing Agreement for 5562-5688 Manson Street (By-law No. 13892)
25. A By-law to amend Subdivision By-law No. 5208 regarding 607-621 West 28th Avenue (By-law No. 13893)
26. A By-law to amend Subdivision By-law No. 5208 regarding 668-692 West 54th Avenue (By-law No. 13894)
27. A By-law to amend Subdivision By-law No. 5208 regarding 160 West 44th Avenue (By-law No. 13895)

## **ADMINISTRATIVE MOTIONS**

### **1. Screening Officer Policy**

MOVED by Councillor Bligh  
SECONDED by Councillor Klassen

WHEREAS on July 25, 2023, Council approved, in principle, amendments to the By-law Notice Enforcement By-law (the "By-law Amendments") that would authorize enforcement, by by-law notice, of the Annual Greenhouse Gas and Energy Limits By-law;

AND WHEREAS Council also resolved to instruct staff to bring forward for Council approval a revised Screening Officer Policy at the same time that the By-law Amendments are to be enacted;

AND WHEREAS the By-law Amendments have now been enacted.

THEREFORE BE IT RESOLVED THAT Council hereby resolves to rescind any previous Screening Officer Policy and replace it with the Screening Officer Policy attached to this resolution as Appendix A.

CARRIED UNANIMOUSLY

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

### **1. Accommodating Core Housing Needs**

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 Policy and Strategic Priorities meeting agenda of January 24, 2024, as a Council Members' Motion.

## **NEW BUSINESS**

There were no items of New Business.

## **ENQUIRIES AND OTHER MATTERS**

There were no Enquiries and Other Matters.



**ADJOURNMENT**

MOVED by Councillor Dominato  
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:48 pm.

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