



## COUNCIL MEETING MINUTES

**JANUARY 23, 2024**

A Meeting of the Council of the City of Vancouver was held on Tuesday, January 23, 2024, 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  
Armin Amrolia, Deputy City Manager  
Sandra Singh, Deputy 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.

### Proclamation – International Holocaust Remembrance Day

Mayor Sim proclaimed January 27, 2024, as International Holocaust Remembrance Day in the City of Vancouver. Peter Suedfeld, a holocaust survivor, came forward to the podium to accept the Proclamation and provided a few words of reflection.

## **IN CAMERA MEETING**

MOVED by Councillor Dominato  
SECONDED by Councillor Boyle

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:

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

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

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

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. Special Council (In Camera) – December 5, 2023

MOVED by Councillor Dominato  
SECONDED by Councillor Meiszner

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

CARRIED UNANIMOUSLY

2. Auditor General Committee – December 7, 2023

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

THAT the Minutes of the Auditor General Committee meeting of December 7, 2023, be

approved.

CARRIED UNANIMOUSLY

3. Council – December 12, 2023

MOVED by Councillor Meiszner  
SECONDED by Councillor Montague

THAT the Minutes of the Council meeting of December 12, 2023, be approved.

CARRIED UNANIMOUSLY

4. Public Hearing – December 12, 2023

MOVED by Councillor Meiszner  
SECONDED by Councillor Dominato

THAT the Minutes of the Public Hearing of December 12, 2023, be approved.

CARRIED UNANIMOUSLY

5. Council (City Finance and Services) – December 13, 2023

MOVED by Councillor Bligh  
SECONDED by Councillor Klassen

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of December 13, 2023, be approved.

CARRIED UNANIMOUSLY

6. Public Hearing – December 14, 2023

MOVED by Councillor Zhou  
SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Public Hearing of December 14, 2023, be approved.

CARRIED UNANIMOUSLY

### **MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Carr  
SECONDED by Councillor Dominato

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

CARRIED UNANIMOUSLY AND REPORTS 2 AND 3  
BY THE REQUIRED MAJORITY

## PRESENTATIONS

### 1. 2024 Assessment Roll - Presentation by BC Assessment Authority

Michael Law and Sharon Lalli, Deputy Assessors – Lower Mainland, BC Assessment, provided a presentation, and along with Edward Shum, ICI Lower Mainland, BC Assessment, and staff from Finance, Risk and Supply Chain Management, responded to questions.

## REPORTS

### 1. Mayor's Budget Task Force Report

Randy Pratt, CPA, President, MLA Canada, and Member, Mayor's Budget Task Force, provided a presentation and responded to questions.

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor Fry  
SECONDED by Councillor Boyle*

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

*CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)*

\* \* \* \* \*

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

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

*CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)*

\* \* \* \* \*

At this point in the proceedings, Mayor Sim relinquished the Chair to Acting Mayor Kirby-Yung in order to introduce a motion. Following the conclusion of this item, he resumed the Chair.

*MOVED by Mayor Sim  
SECONDED by Councilor Klassen*

*THAT Council receive the Mayor's Budget Task Force Report for information and thank the Task Force members for their diligence and commitment to this vitally important matter;*

FURTHER THAT Council convene an Implementation Oversight Committee (Type D advisory body) to facilitate the successful implementation of the recommendations outlined in the Task Force Report, with Terms of Reference to be determined by Council in coordination with the Mayor's Office and the City Manager.

amended

The City Manager responded to questions.

\* \* \* \* \*

*RECONSIDERATION MOVED by Councillor Zhou  
SECONDED by Councillor Meiszner*

*THAT the motion to extend the meeting to 1 pm in order to complete Report 1, be reconsidered.*

*CARRIED UNANIMOUSLY*

*MOVED by Councillor Meiszner  
SECONDED by Councillor Zhou*

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

*CARRIED UNANIMOUSLY*

\* \* \* \* \*

*AMENDMENT MOVED by Councillor Boyle  
SECONDED by Councillor Carr*

THAT in the FURTHER THAT clause, the words "facilitate the successful implementation of" be deleted and the word "explore" be inserted and the words "and bring recommendations for implementation back to Council" be inserted after the words "Task Force Report", and read as follows:

FURTHER THAT Council convene an Implementation Oversight Committee (Type D advisory body) to explore the recommendations outlined in the Task Force Report and bring recommendations for implementation back to Council, with Terms of Reference to be determined by Council in coordination with the Mayor's Office and the City Manager;

AND FURTHER THAT the following be added at the end:

AND FURTHER THAT the Implementation Oversight Committee prioritize transparency by bringing recommendations back to public meetings and ensuring opportunities for the public to be heard.

*CARRIED UNANIMOUSLY (Vote No. 09755)*

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 09756).

### **FINAL MOTION AS APPROVED**

THAT Council receive the Mayor's Budget Task Force Report (January 2024) for information and thank the Task Force members for their diligence and commitment to this vitally important matter;

FURTHER THAT Council convene an Implementation Oversight Committee (Type D advisory body) to explore the recommendations outlined in the Task Force Report noted above and bring recommendations for implementation back to Council, with Terms of Reference to be determined by Council in coordination with the Mayor's Office and the City Manager;

AND FURTHER THAT the Implementation Oversight Committee prioritize transparency by bringing recommendations back to public meetings and ensuring opportunities for the public to be heard.

\* \* \* \* \*

*Council recessed at 1:01 pm and reconvened at 4:28 pm.*

\* \* \* \* \*

## **2. Grant to BC Housing to Support Continuation of Temporary Shelter at 15-27 West Hastings (Bud Osborn Shelter) December 12, 2023**

- A. THAT Council approve a grant of \$270,000 from the ACCS Homelessness Services 2024 operating budget to the British Columbia Housing Management Commission ("BC Housing") to contribute to a one year extension of BC Housing's lease at 15-27 West Hastings (the "Premises"), which serves as a temporary shelter.
- B. THAT Council, for the purposes of the grant set out in A above, deems BC Housing to be an organization "contributing to the culture, beautification, health or welfare of the city" in accordance with Section 206(1)(j) of the *Vancouver Charter*.
- C. THAT Council authorize the General Manager, Arts, Culture and Community Services to negotiate and execute an agreement to disperse the grant on the terms and conditions satisfactory to the General Manager, Arts, Culture and Community Services and the Director of Legal Services.
- D. THAT no legal rights or obligations will arise or be created by Council's adoption of A above unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT (Vote No. 09757)

**3. 2024 Cultural Grants (Projects, Advance, Multiyear)  
December 26, 2023**

- A. THAT Council approve the first intake of Communities and Artists Shifting Culture (CASC) grants totalling \$500,000 from the 2024 Cultural Grants Operating Budget to the 63 cultural organizations listed in Section A of Appendix A of the Report dated December 26, 2023, entitled “2024 Cultural Grants (Projects, Advance, Multiyear)”, for the amounts recommended for each organization in the “Recomm.” Column.
- B. THAT Council approve the first installment (Q1) of Cultural Operating Funding - Institution (COFI) grants totalling \$970,020 from the 2024 Cultural Grants Operating Budget to the 5 cultural organizations listed in Section B of Appendix A of the Report dated December 26, 2023, entitled “2024 Cultural Grants (Projects, Advance, Multiyear)”, for the amounts recommended for each organization in the “Recomm.” Column.
- C. THAT Council approve advance grants on the Cultural Operating Funding - Annual (COFA) grants totalling \$798,490 from the 2024 Cultural Grants Operating Budget to the 63 cultural organizations listed in Section C of Appendix A of the Report dated December 26, 2023, entitled “2024 Cultural Grants (Projects, Advance, Multiyear)”, for the amounts recommended for each organization in the “Recomm.” Column.
- D. THAT Council approve Cultural Operating Funding - Multiyear (COFM) grants of \$1,082,200 each year of the three year cycle (2024, 2025, 2026) from the Annual Cultural Grants Operating budget for a total of \$3,246,600 for the three years to the 26 cultural organizations listed in Section D of Appendix A of the Report dated December 26, 2023, entitled “2024 Cultural Grants (Projects, Advance, Multiyear)”, for the amounts recommended for each organization in the “Recomm.” Column.
- E. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with this report, that satisfy the City’s Director of Legal Services, and that disburse the grants described in the Report dated December 26, 2023, entitled “2024 Cultural Grants (Projects, Advance, Multiyear)”, to the City’s General Manager of Arts, Culture, and Community Services (or their designate).
- F. THAT pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A of the Report dated December 26, 2023, entitled “2024 Cultural Grants (Projects, Advance, Multiyear)”, that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the culture of Vancouver.

ADOPTED ON CONSENT (Vote No. 09758)

**4. Auditor General Committee Recommendations Transmittal Report  
December 7, 2023**

THAT Council approve the recommendations from the December 7, 2023, Auditor General Committee meeting as follows:

- A. THAT the Auditor General Committee meetings be held on the following Thursdays (except when noted), commencing at 9:30 am, in order to discuss the proposed topics:

**Proposed Meeting Dates:**

January 16, 2024 (Tuesday)  
February 22, 2024

April 4, 2024  
May 16, 2024  
June 20, 2024

September 12, 2024  
October 17, 2024  
December 5, 2024

**Proposed Topics:**

1. 2023 Report #6 – VPD Risk Management
1. 2023 Annual Report
2. *In Camera – Vancouver Charter s 165.2(1), matters related to (c) labour relations or other employee relations*
- Placeholder
- Placeholder
1. Follow-up on Previous Recommendations – June 2024
- Placeholder
1. 2025 OAG Budget Request
1. Follow-up on Previous Recommendations – December 2024
2. Auditor General Committee 2025 Meeting Schedule

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

- B. THAT the Auditor General’s November 2023 report entitled “Audit of Park Board Revenue Management” be received;

FURTHER THAT the above-noted report’s six recommendations be endorsed.

- C. THAT the Auditor General’s December 2023 report entitled “Follow-Up Report: Update on the Status of Previous Audit Recommendations” be received.

ADOPTED ON CONSENT (Vote No. 09759)

**REFERRAL REPORTS**

**1. CD-1 Rezoning: 1002-1052 Seymour Street and 550 Nelson Street  
January 9, 2024**

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 Onni Development (Seymour Street) Corp., the registered owner of all of the strata lots in Strata Corporation BCS3727 (and associated common property) located at 1002-1052 Seymour Street and 550 Nelson Street as listed in Schedule 1 with corresponding lot Parcel Identifiers (PIDs) and legal descriptions, to rezone the lands from Downtown District (DD) to CD-1 (Comprehensive Development) District, to increase the density from 5.5 FSR to 6.17 FSR and change the use from residential to commercial in this existing mixed-use building, 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 January 9, 2024, entitled "CD-1 Rezoning: 1002-1052 Seymour Street and 550 Nelson Street", be approved in principle;

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

- B. THAT subject to approval of the 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 January 9, 2024, entitled "CD-1 Rezoning: 1002-1052 Seymour Street and 550 Nelson Street", be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated January 9, 2024, entitled "CD-1 Rezoning: 1002-1052 Seymour Street and 550 Nelson 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.

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

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 09760)

**2. Rezoning: 2726-2734 West 16th Avenue  
November 28, 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 Studio One Architecture Inc. on behalf of Papigon Holdings Ltd., the registered owner of the lands located at 2726-2734 West 16th Avenue [*Lots 2 and 3 of Lot 2 Block 4 District Lot 139 Plan 6847; PIDs:010-803-386, and 010-803-394 respectively*], to rezone the lands from RT-2 (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 November 28, 2023, entitled "Rezoning: 2726-2734 West 16th 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 November 28, 2023, entitled "Rezoning: 2726-2734 West 16th 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 A and B above be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 09761)

**3. CD-1 Rezoning: 2928-2930 Renfrew Street  
January 9, 2024**

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

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

**RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by the General Manager of Arts, Culture and Community Services, on behalf of the City of Vancouver, the registered owner of the lands located at 2928-2930 Renfrew Street [*Lots 4 to 6 of Block A Section 43 Town of Hastings Suburban Lands Plan 11660; PIDs 006-804-829, 006-866-441 and 006-866-468 respectively*], to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.2 to 4.5 and increase the maximum building height from 10.7 m (35 ft.) to 49.0 m (161 ft.) to permit the development of a 12-storey residential building containing a total of 76 social housing units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 9, 2024, entitled "CD-1 Rezoning: 2928-2930 Renfrew Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by S2 Architecture, received June 5, 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 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 January 9, 2024, entitled "CD-1 Rezoning: 2928-2930 Renfrew 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
  - (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. 09763)

**4. CD-1 Rezonings: (i) 5392-5472 Manson Street and (ii) 5250-5270 Ash Street and 595 West 37th Avenue  
January 9, 2024**

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 Peterson Group on behalf of:
- (i) Manson Street Development Ltd., the registered owner of the lands at 5472-5434 Manson Street [*Lots 12 to 14 Block 876 District Lot 526 Plan 8838; PIDs 008-337-390, 009-918-647, and 009-918-655, respectively*], and 1321952<sup>1</sup> B.C. Ltd., the registered owners of the lands at 5408-5392

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<sup>1</sup> Represented by Peterson Group subsidiaries

Manson Street [*Lots 15 to 16 Block 876 District Lot 526 Plan 8838; PIDs 009-918-663 and 009-918-671, respectively*], 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 5.62 and the building height from 11.5 m (38 ft.) to 59.9 m (197 ft.), to permit the development of two 18-storey residential buildings containing 248 strata-titled residential units; and

- (ii) Ash 37 Development BT Ltd., the registered owner of the lands located at 595 West 37th Avenue and 5250-5270 Ash Street [*Lots 21 to 23 Block 839 District Lot 526 Plan 8710; PIDs 009-954-759, 009-954-783, and 009-954-821 respectively*], 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 3.10 and the building height from 11.5 m (38 ft.) to 21.5 m (71 ft.), to permit the development of a six-storey residential building containing 77 social housing units;

be approved in principle as one application together for both non-contiguous sites;

FURTHER THAT both of the draft CD-1 By-laws, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 9, 2024, entitled "CD-1 Rezoning: (i) 5392-5472 Manson Street and (ii) 5250-5270 Ash Street and 595 West 37th Avenue", be approved in principle;

FURTHER THAT the proposed forms of development also be approved in principle, generally as prepared by:

- (iii) IBI Architects, received September 28, 2022; and

- (iv) NSDA Architects, received September 28, 2022, and revised plans received April 12, 2023;

provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendices B1 and B2 of the above-noted report;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the draft CD-1 By-laws together for enactment on the same day under one omnibus By-law that will enact both CD-1 By-laws at the same time.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreements described in Part 2 of Appendix B1 and B2 of the Referral Report dated January 9, 2024, entitled "CD-1 Rezoning: (i) 5392-5472 Manson Street and (ii) 5250-5270 Ash Street and 595 West 37th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws for enactment prior to enactment of both of the CD-1 By-laws, subject to such terms

and conditions as may be required at the discretion of the Director of Legal Services and General Manager of Planning, Urban Design and Sustainability.

- C. THAT subject to approval of both of the CD-1 By-laws, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated January 9, 2024, entitled “CD-1 Rezoning: (i) 5392-5472 Manson Street and (ii) 5250-5270 Ash Street and 595 West 37th 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 both of the CD-1 By-laws.

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

ADOPTED ON CONSENT (Vote No. 09764)

**5. CD-1 Rezoning: 6095 Fraser Street  
January 9, 2024**

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 Kenneth E King Architecture & Planning on behalf of Banwait Investments Holdings Ltd., the registered owner of the lands located at 6095 Fraser Street:

- *Lots 25 and 26, Except part in Plan 5651 Block 3 District Lot 645 Plan 2317; PIDs 004-989-384 and 004-989-449 respectively;*
- *PID 004-989-686; The North 15 feet of Lot 27 Except the East 7 feet, Block 3, District Lot 645 Plan 2317; and*
- *PID 004-989-775; Amended Lot 28 (see 15942-L) Block 3 District Lot 645 Plan 2317;*

to rezone the lands from from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 3.5 to 4.0 and the building height from 22.0 m (72 ft.) to 24.7 m (81 ft.), to permit a seven-storey mixed-use building with 36 secured rental units and commercial space, 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 January 9, 2024, entitled "CD-1 Rezoning: 6095 Fraser Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Kenneth King Architect & Planning, received June 30, 2022 and supplemental materials received November 3, 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 January 9, 2024, entitled "CD-1 Rezoning: 6095 Fraser 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 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 January 9, 2024, entitled "CD-1 Rezoning: 6095 Fraser Street", be approved.
- D. 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 January 9, 2024, entitled "CD-1 Rezoning: 6095 Fraser 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, 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. 09766)

### **BY-LAWS**

MOVED by Councillor Carr  
SECONDED by Councillor Boyle

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 through 13 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY  
(Councillors Dominato and Zhou absent for the vote)

1. A By-law to amend Zoning and Development By-law No. 3575 Regarding the Industrial Modernization and Intensification Framework (By-law No. 13898)
2. A By-law to amend the Building By-law No. 12511 regarding amendments to backflow preventer standards, minor sprinkler repairs and mechanical permit fees (By-law No. 13899)
3. A By-law to enact a Housing Agreement for 1385 West 71st Avenue (By-law No. 13900)
4. A By-law to enact a Housing Agreement for 55 West Hastings Street (By-law No. 13901)
5. A By-law to enact a Housing Agreement for 305 Main Street (By-law No. 13902)
6. A By-law to repeal By-law No. 13339 authorizing a Housing Agreement for 1190 Burrard Street (By-law No. 13903)
7. A By-law to repeal By-law No. 13425 authorizing a Housing Agreement for 441-475 West 42nd Avenue (By-law No. 13904)
8. A By-law to to repeal By-law No. 13170 authorizing a Housing Agreement for 3279-3297 Vanness Avenue (By-law No. 13905)



9. A By-law to enact a Housing Agreement for 2377 East 11th Avenue (By-law No. 13906)
10. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 13049 (2543-2583 Renfrew Street and 2895 East 10th Avenue) (By-law No. 13907)
11. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 13050 (2603-2655 Renfrew Street) (By-law No. 13908)
12. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RS-3A to RR-3B (1977 West 41st Avenue and 5688 Maple Street) (By-law No. 13909)
13. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (5562-5688 Manson Street) (By-law No. 13910)

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

#### **1. Housing is Healthcare**

Councillor Fry submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of February 7, 2024, as a Council Members' Motion.

#### **2. Recertifying Vancouver as a Living Wage Employer**

Councillor Boyle submitted a notice of Council Member's motion on the above noted matter. The motion may be placed on the Standing Committee on Planning and Strategic Priorities meeting agenda of February 28, 2024, as a Council Members' Motion.

### **NEW BUSINESS**

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

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

THAT Mayor Sim be granted leaves of absence for Civic Business from meetings on January 23, 2023, from 6 to 7:30 pm, January 24, 2024, from 2 to 5 pm; and February 1, 2024, from 5 pm onwards;

FURTHER THAT Councillor Bligh be granted a leave of absence for Civic Business from meetings on February 7, 2024, from 9:30 am to 12 noon;

FURTHER THAT Councillor Kirby-Yung be granted a leave of absence for Civic Business from meetings on January 24, 2024, from 10:30 am to 2 pm;

FURTHER THAT Councillor Dominato be granted a leave of absence for Civic Business from meetings on January 24, 2024, from 2 to 4 pm;

FURTHER THAT Councillor Dominato be granted a leave absence for Personal Reasons from meetings on January 24, 2024, from 5 pm onwards;

FURTHER THAT Councillor Klassen be granted a leave of absence for Civic Business from meetings on January 24, 2024, from 10:30 am to 2 pm;

AND FURTHER THAT Councillor Meiszner be granted a leave of absence for Civic Business from meetings on January 23, 2024, from 6 pm onwards.

CARRIED UNANIMOUSLY

## **2. Requests for Leaves of Absence – Mayor Sim**

MOVED by Mayor Sim  
SECONDED Councillor Bligh

THAT Mayor Sim be granted leaves of absence for Civic Business from meetings on February 6, 2024, from 11 am to 3 pm, and February 7, 2024, from 4 pm onwards.

CARRIED UNANIMOUSLY

## **3. Requests for Leaves of Absence – Councillor Dominato**

MOVED by Councillor Dominato  
SECONDED by Councillor Boyle

THAT Councillor Dominato be granted leaves of absence for Personal Reasons from meetings on February 6, 2024, and February 7, 2024, from 4:30 pm onwards.

CARRIED UNANIMOUSLY

## **ENQUIRIES AND OTHER MATTERS**

### **1. Poor Air Quality due to Parkland Refinery Incident in Burnaby**

Councillor Fry enquired about the recent incident at the Parkland Refinery in Burnaby that resulted in poor air quality in the region. He was interested in finding out what emergency protocols and communication are in place for similar events in the future. The City Manager responded and agreed to follow up.

### **2. Previous Motion - Creating Safer Streets for People of All Ages with Intersection Safety Cameras (RTS 16055)**

Councillor Boyle requested an update on the motion entitled “Creating Safer Streets for People of All Ages with Intersection Safety Cameras”, which was approved in the Fall (2023) and whether a letter has been sent by the Mayor’s Office, and if a copy of the letter could be sent to Council. The City Manager agreed to follow up.

**3. Funding - Growing Canada's Community Canopies Initiative**

Councillor Carr enquired about the Growing Canada's Community Canopies Initiative and whether the City is pursuing this funding. The City Manager responded and agreed to follow up.

**ADJOURNMENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:42 pm.

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