



COUNCIL MEETING MINUTES

FEBRUARY 6, 2024

A Meeting of the Council of the City of Vancouver was held on Tuesday, February 6, 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
Sandra Singh, 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.

PROCLAMATION – Black History Month

The Mayor proclaimed the month of February 2024 as Black History Month in the city of Vancouver and invited community members to accept the proclamation and say a few words.

IN CAMERA MEETING

MOVED by Councillor Klassen

SECONDED by Councillor Dominato

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

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;
- (g) litigation or potential litigation affecting the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (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) – January 15, 2024

MOVED by Councillor Bligh

SECONDED by Councillor Zhou

THAT the Minutes of the Special Council (In Camera) meeting of January 15, 2024, be

approved.

CARRIED UNANIMOUSLY

2. Auditor General Committee – January 16, 2024

MOVED by Councillor Zhou

SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Auditor General Committee meeting of January 16, 2024, be approved.

CARRIED UNANIMOUSLY

3. Council – January 23, 2024

MOVED by Councillor Carr

SECONDED by Councillor Zhou

THAT the Minutes of the Council meeting of January 23, 2024, be approved.

CARRIED UNANIMOUSLY

4. Public Hearing – January 23 and 30, 2024

MOVED by Councillor Meiszner

SECONDED by Councillor Carr

THAT the Minutes of the Public Hearing of January 23 and 30, 2024, be approved.

CARRIED UNANIMOUSLY

5. Council (Policy and Strategic Priorities) – January 24, 2024

MOVED by Councillor Dominato

SECONDED by Councillor Meiszner

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of January 24, 2024, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Dominato
SECONDED by Councillor Boyle

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

CARRIED UNANIMOUSLY AND REPORTS 2 AND 3
BY THE REQUIRED MAJORITY

REPORTS

1. Urgent Mental Health and Substance Use Service Enhancements Grant January 15, 2024

Staff from Vancouver Coastal Health provided a presentation, and along with the Fire Chief and team members from Arts, Culture and Community Services, responded to questions.

* * * * *

During questions, it was

*MOVED by Councillor Klassen
SECONDED by Councillor Dominato*

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

CARRIED UNANIMOUSLY

* * * * *

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

- A. THAT Council approve a grant of up to \$4,670,000 from the 2024 Operating Grants budget to Vancouver Coastal Health Authority (VCH), a registered charity with the Canada Revenue Agency to continue implementation of Phase One of VCH's *Urgent Mental Health and Substance Use Service Enhancements Program*.
- B. THAT Council delegate its authority to execute grant agreements that include terms and conditions that are consistent with the Report dated January 15, 2024, entitled "Urgent Mental Health and Substance Use Service Enhancements Grant" that satisfy the City's Director of Legal Services, and that disburse the grant described in the above-noted report to the City's General Manager of Arts, Culture, and Community Services (or their designate).

- C. THAT no legal rights or obligations will arise or be created by Council's adoption of A and B above, and Clause C, unless and until the respective parties execute and deliver all legal documentation.

CARRIED UNANIMOUSLY AND A
BY THE REQUIRED MAJORITY (Vote No. 09781)

**2. New Lease for Canuck Place Children's Hospice – 1690 Matthews Ave (Glen Brae Manor)
January 10, 2024**

THAT Council authorize the Director of Real Estate Services to terminate the current lease and negotiate and execute a new lease (the "Lease") with Canuck Place Children's Hospice (the "Society") as the non-profit operator and tenant for the lands and building situated at 1690 Matthews Avenue, and legally described as *PID 017-850-142; Lot B Block 34 District Lot 526 Plan LMP4875* (the "Premises"), upon the terms and conditions set out in the Report dated January 10, 2024, entitled "New Lease for Canuck Place Children's Hospice – 1690 Matthews Ave (Glen Brae Manor)" and such other terms and conditions to the satisfaction of the Director of Real Estate Services, the Director of Legal Services and the Managing Director of Social Policy and Projects, including:

- (i) The term of the Lease will be twenty (20) years with three (3) renewal options for a further ten (10) years each (fifty (50) year total possible term, collectively referred to as the "Term"), commencing upon the execution of the lease, expected to be in 2024. The current lease will be terminated;
- (ii) For the initial term, nominal rent of Ten dollars (\$10.00), inclusive of payment of rent in lieu of property taxes. For each renewal term, either nominal rent of Ten dollars (\$10.00), inclusive of payment of rent in lieu of property taxes, or, should any future Council policy establish another rent amount applicable to social non-profit entities occupying City buildings or space, then such amount will be the rent applicable (the "Rent");

FURTHER THAT the Rent is below the applicable market rate and will include payment of rent in lieu of property taxes. Therefore, this resolution constitutes a grant valued at the estimated amount of \$15,153,000 (see Financial Implications below for details) requiring a 2/3 vote of Council pursuant to Section 206(1) of the *Vancouver Charter*,

AND FURTHER THAT no legal rights or obligations will arise or be created by Council's adoption of this resolution unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT AND
BY THE REQUIRED MAJORITY (Vote No. 09782)

**3. 2024 Street Cleaning Grant Program
January 6, 2024**

- A. THAT Council approve the 2024 Street Cleaning Grants totalling \$2,639,150 to the following recipients for programs that support improvements to street cleanliness, as detailed in the Report dated January 6, 2024, entitled “2024 Street Cleaning Grant Program”, with funding from the approved 2024 Street Cleaning and 2024 Plaza Stewardship operating budgets:
- United We Can – Save Our Living Environment (\$469,100);
 - Coast Mental Health Foundation – Employment Services Program (\$745,250);
 - Mission Possible Compassionate Ministries Society – MP Maintenance (\$1,211,900);
 - Family Services of Greater Vancouver – Street Youth Job Action (\$73,100);
 - B.W.S.S: Battered Women’s Support Services Association (\$36,000);
 - The Kettle Friendship Society – SEED Employment Program (\$48,800); and
 - MakeWay Charitable Society - The Binnens’ Project (\$55,000).
- B. THAT Council approve annual grants for 2025 and 2026, using the same allocations, organizations and funding sources as outlined in A above, bringing the three-year total to \$7,917,450, subject to approval of grant funding as part of the annual budgeting process, and each grant recipients continued ability to meet grant requirements.
- C. THAT Council delegate its authority to the General Manager of Engineering Services to negotiate and execute agreements to disburse the grants described in A and B above on the terms and conditions set out herein or such other terms and conditions as are satisfactory to the General Manager of Engineering Services and the Director of Legal Services.
- D. THAT pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A of the Report dated January 6, 2024, entitled “2024 Street Cleaning Grant Program”, that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the culture of Vancouver.

No legal rights or obligations will arise or be created by Council’s adoption A to D above unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT AND A AND B
BY THE REQUIRED MAJORITY (Vote No. 09783)

**4. Auditor General Committee Recommendations Transmittal Report
January 16, 2024**

THAT Council approve the recommendations from the January 16, 2024, Auditor General Committee meeting as follows:

THAT the Auditor General Committee receive the Auditor General's report "Audit of Vancouver Police Department's Enterprise Risk Management", dated December 7, 2023;

FURTHER THAT the report's nine recommendations be endorsed.

ADOPTED ON CONSENT (Vote No. 09785)

REFERRAL REPORTS

**1. CD-1 Rezoning: 1065 Pacific Street
January 17, 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-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Buttjes Architecture Inc., on behalf of W.F.C. Properties (Pacific) Inc., the registered owner of the lands located at 1065 Pacific Street [PID 031-982-956; Lot 1 Block 13 District Lot 185 Group 1 New Westminster District Plan EPP125144], 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 11.2 and the maximum building height from 18.3 m (60 ft.) to 91.4 m (300 ft.) to permit the development of a 32-storey residential building containing 180 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 January 17, 2024, entitled "CD-1 Rezoning: 1065 Pacific Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Buttjes Architecture Inc., received December 13, 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 17, 2024, entitled “CD-1 Rezoning: 1065 Pacific 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. 09786)

**2. Tools and Incentives to Encourage Mass Timber Construction
December 20, 2023**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to-bring forward the application as described below and that the application be referred to Public Hearing together with the recommendations set out below;

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to allow for increased height of a mass timber building generally as presented in Appendix A of the Referral Report dated December 20, 2023, entitled “Tools and Incentives to Encourage Mass Timber Construction”;

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

- B. THAT, at the time of enactment of the Zoning and Development By-law amendments, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council the Mass Timber Policy for Rezoning, generally as presented in Appendix B of the Referral Report dated December 20, 2023, entitled "Tools and Incentives to Encourage Mass Timber Construction".

ADOPTED ON CONSENT (Vote No. 09787)

**3. Miscellaneous Amendments Concerning Various CD-1 By-laws
January 17, 2024**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to bring forward the zoning by-law amendments as described below and that the application be referred to Public Hearing together with the recommendations set out below;

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT Council approves the application to:
- (i) amend CD-1 (531) By-law No. 10492 for 105-167 West 2nd Avenue to permit a wider range of commercial uses, generally as presented in Appendix A of the Referral Report dated January 17, 2024, entitled "Miscellaneous Amendments Concerning Various CD-1 By-laws"; and
 - (ii) amend CD-1 (522) By-law No. 10425 for 104-150 East 1st Avenue to permit a wider range of commercial uses, generally as presented in Appendix B of the above-noted report.
- B. THAT A above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; 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. 09788)

4. CD-1 Rezoning: 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street (Skeena Terrace) January 23, 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, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Perkins & Will Architects Canada, on behalf of Provincial Rental Housing Corporation ("PRHC"), the registered owner of the lands located at 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street [*Lots A and B, both of Block 2 North East ¼ of Section 38 Town of Hastings Suburban Lands Plan 11095; PIDs 009-161-031 and 009-161-074 respectively*] to rezone the lands from CD-1(11B) to a new CD-1 (Comprehensive Development) District to permit a multi-phased mixed-use development with a total gross floor area of 148,749 sq. m (1,601,119 sq. ft.), building heights ranging from four to 36 storeys and commercial, residential and community uses, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated January 23, 2024, entitled "CD-1 Rezoning: 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street (Skeena Terrace)", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Perkins & Will Architects Canada, received April 24, 2023 with revisions submitted on November 8, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated January 23, 2024, entitled “CD-1 Rezoning: 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street (Skeena Terrace)”, 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 the approval of the new CD-1 By-law, CD-1(11B) 3476 East 5th Avenue By-law No. 3900 be repealed, generally as set out in Appendix C of the Referral Report dated January 23, 2024, entitled “CD-1 Rezoning: 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street (Skeena Terrace)”;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the by-law to repeal CD-1(11B) 3476 East 5th Avenue By-law No. 3900 District at the time of enactment of the new CD-1 By-law.
- D. 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 January 23, 2024, entitled “CD-1 Rezoning: 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street (Skeena Terrace)”, be approved.
- E. 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 23, 2024, entitled “CD-1 Rezoning: 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street (Skeena Terrace)”;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.
- F. THAT subject to approval in principle of the rezoning, the General Manager of Planning, Urban Design and Sustainability be instructed to prepare the Skeena Terrace Design Guidelines, generally as presented in Appendix D of the Referral Report dated January 23, 2024, entitled “CD-1 Rezoning: 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street (Skeena Terrace)”, for adoption, at the time of enactment of the zoning by-law.
- G. THAT A to 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. 09789)

BY-LAWS

MOVED by Councillor Bligh
SECONDED by Councillor Carr

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 6 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillors Dominato, Klassen and Meiszner absent for the vote)

1. A By-law to amend Zoning and Development By-law No. 3575 regarding a miscellaneous amendment (By-law No. 13911)
2. A By-law to enact a Housing Agreement for 2126 West 34th Avenue and 5025 Arbutus Street and 2109-2129 West 35th Avenue (By-law No. 13912)
3. A By-law to enact a Housing Agreement for 3205 Arbutus Street (By-law No. 13913)
4. A By-law to repeal By-law No. 12502 authorizing a Housing Agreement for 1555 Robson Street (By-law No. 13914)
5. A By-law to enact a Housing Agreement for 427-449 West 39th Avenue (By-law No. 13915)
6. A By-law to enact a Housing Agreement for 2325 – 2377 West 49th Avenue (By-law No. 13916)

NOTICE OF COUNCIL MEMBER'S MOTIONS

None.

NEW BUSINESS

1. Request for Leave of Absence – Councillor Zhou

MOVED by Councillor Meiszner

SECONDED by Councillor Carr

THAT Councillor Zhou be granted a Leave of Absence for Civic Business from meetings on February 7, 2024, from 1 pm to 5 pm.

CARRIED UNANIMOUSLY

(Councillors Bligh, Dominato and Klassen absent for the vote)

ENQUIRIES AND OTHER MATTERS

None.

ADJOURNMENT

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Fry

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

(Councillors Bligh, Dominato and Klassen absent for the vote)

Council adjourned at 11:42 am.

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