



COUNCIL MEETING MINUTES

JUNE 25, 2024

A Meeting of the Council of the City of Vancouver was held on Tuesday, June 25, 2024, at 9:38 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law*.

PRESENT: Mayor Ken Sim* (Leave of Absence – Civic Business – 5 pm to 6 pm)
Councillor Rebecca Bligh
Councillor Christine Boyle* (Leave of Absence – Civic Business – 3 pm to 6 pm)
Councillor Adriane Carr
Councillor Lisa Dominato* (Leave of Absence – Personal Reasons – 10:30 am to 3 pm and 5 pm to 6 pm)
Councillor Pete Fry
Councillor Sarah Kirby-Yung* (Leave of Absence – Civic Business – 5 pm to 6 pm)
Councillor Mike Klassen* (Leave of Absence – Civic Business – 5 pm to 6 pm)
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Lenny Zhou

CITY MANAGER'S OFFICE: Paul Mochrie, City Manager

CITY CLERK'S OFFICE: Katrina Leckovic, City Clerk
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 team members who work hard every day to help make our city an incredible place to live, work, and play.

PUBLIC NOTICE

The Mayor advised that pursuant to Section 164.1(2) of the *Vancouver Charter*, public notice is hereby given that Council will give consideration to amend Procedure By-law No. 12577 at the Council meeting on July 9, 2024.

IN CAMERA MEETING

MOVED by Councillor Kirby-Yung
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;
- (c) labour relations or other employee relations;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public;

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 – June 11, 2024

MOVED by Councillor Zhou
SECONDED by Councillor Meiszner

THAT the Minutes of the Council meeting of June 11, 2024, be approved.

CARRIED UNANIMOUSLY

2. Council (Policy and Strategic Priorities) – June 12, 2024

MOVED by Councillor Meiszner
SECONDED by Councillor Bligh

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of June 12, 2024, be approved.

CARRIED UNANIMOUSLY

3. Public Hearing – June 13 and 18, 2024

MOVED by Councillor Zhou
SECONDED by Councillor Bligh

THAT the Minutes of the Public Hearing of June 13 and 18, 2024, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Carr
SECONDED by Councillor Meiszner

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

CARRIED UNANIMOUSLY

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VARY AGENDA

MOVED by Councillor Boyle
SECONDED by Councillor Fry

THAT Council vary the agenda in order to deal with Report 1, entitled “City of Vancouver UNDRIP Action Plan”, prior to dealing with UB1, entitled “Operating Budget

Reallocation”.

LOST

(Councillors Bligh, Dominato, Kirby-Yung, Klassen, Montague, Zhou and Mayor Sim opposed)

UNFINISHED BUSINESS

1. **Operating Budget Reallocation June 3, 2024**

At the Council meeting on June 11, 2024, Council postponed the above-noted Report to the Council meeting on June 25, 2024.

The Mayor, along with the City Manager, responded to questions.

* * * * *

During questions, it was

*MOVED by Councillor Fry
SECONDED by Councillor Carr*

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

CARRIED UNANIMOUSLY

* * * * *

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT Council approve the reallocation of \$80,000 included in the 2024 Operating Budget for the City Clerk’s Department to the Mayor’s Office budget to fund a new administrative role supporting the Mayor.

carried

AMENDMENT MOVED by Councillor Boyle
SECONDED by Councillor Carr

THAT the following be added to the motion:

FURTHER THAT the Mayor’s Office provide a report to a public meeting of Council in October or November of each year with a line-by-line accounting of the Mayor’s Office expenditures, including but not limited to a detailed breakdown of direct staffing costs, consultants and travel, to improve transparency and accountability of public funds and to

inform the next year's budget decisions.

not put

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Prior to discussion on the amendment, Councillor Kirby-Yung rose on a point of order noting that Councillor Boyle's amendment should not be considered as Councillor Klassen noted he wanted to call the vote prior to Councillor Boyle being given the floor. Following a brief recess, the Mayor advised that Councillor Boyle's amendment would be considered, as she currently has the floor.

Councillor Klassen then rose on a point of order inquiring the reason why the vote was not called when he had requested it after moving the main motion. The City Clerk advised that under section 11.5 of the Procedure By-law a Council member must move and another Council member must second a motion to take the vote on a motion under debate and it requires a 2/3 vote of all Council present. In the case of the main motion being considered, it was moved and seconded, however, an additional motion to call the vote was not put on the floor and seconded.

Councillor Kirby-Yung then rose on another point of order asking why the Clerks did not guide the Councillor through the process of calling the vote. Following a brief recess, the Mayor advised that his decision was to continue with the amendment on the floor, and should Councillor Kirby-Yung disagree, she could challenge the ruling.

* * * * *

Following the decision of the Mayor, Councillor Kirby-Yung challenged the ruling of the Chair.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT the Chair's ruling, to allow Councillor Boyle's amendment to be considered, be challenged.

CARRIED AND
BY THE REQUIRED MAJORITY
(Councillors Boyle, Carr and Fry opposed)
(Councillor Dominato absent for the vote)

* * * * *

Following the successful vote on the Challenge to the Chair, the amendment was not put.

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT, under section 11.5 of the *Procedure By-law*, Council call for the vote.

CARRIED AND
BY THE REQUIRED MAJORITY
(Councillors Boyle, Carr and Fry opposed)
(Councillor Dominato absent for the vote)

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At this point in the proceedings Councillor Kirby-Yung rose on a point of procedure noting that Councillor Fry could not participate in further debate on the motion since the vote was called. The City Clerk advised that under 11.6 (b) of the Procedure By-law, no further discussion was permitted.

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Following the vote to call the vote, and the advice on the point of procedure, the main motion was put and CARRIED (Vote No. 10080), with Councillors Boyle, Carr and Fry opposed, and Councillor Dominato absent for the vote.

REPORTS

1. **City of Vancouver UNDRIP Action Plan May 31, 2024**

Council heard an opening song from Councillor Whonoak (Dennis Thomas), Tsleil-Waututh Nation.

Staff from Indigenous Relations, City Manager's Office, along with a City of Vancouver Councillor and representatives from the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation, provided a presentation and responded to questions.

Council heard from one speaker who spoke to other aspects of the report.

* * * * *

During discussion, it was

MOVED by Councillor Klassen
SECONDED by Councillor Kirby-Yung

THAT Council extend the meeting past noon to complete Report 1.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

* * * * *

MOVED by Councillor Zhou
SECONDED by Councillor Klassen

- A. THAT Council endorse the UNDRIP Action Plan, direct staff to begin implementation of the UNDRIP Action Plan deliverables over the next five years, and report back on progress with an annual public report to Council and a mid-point public update.
- B. THAT Council direct staff to report back for Council decision where implementation of an UNDRIP Action Plan deliverable would have legal implications for the City;

FURTHER THAT Council direct staff to integrate the financial and resource requirements for implementation of the 2024-2028 UNDRIP Action Plan into the City's annual budgeting processes for Council decision.

- C. THAT Council direct staff to continue the inter-governmental process for carrying out this next phase of work, to facilitate Musqueam, Squamish and Tsleil-Waututh's review of shared workplans, work prioritization and ongoing engagement.
- D. THAT Council refer the City of Vancouver's UNDRIP Action Plan to the Board of Parks and Recreation, Vancouver Police Board, Vancouver Public Library Board, and Vancouver School Board, and encourage them to adopt the Action Plan and collaborate on co-implementation of relevant Actions within.

CARRIED UNANIMOUSLY (Vote No. 10081)
(Councillor Dominato absent for the vote)

Following the vote, Council heard a closing song from Councillor Whonoak (Dennis Thomas), Tsleil-Waututh Nation.

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Council recessed at 12:04 pm and reconvened at 3:28 pm.

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**2. Housing Vancouver 10 Year Housing Targets (2024 – 2033) and 3 Year Housing Action Plan (2024 – 2026)
June 11, 2024**

Staff from Planning, Urban Design and Sustainability provided a presentation, and along with staff from Finance, Risk and Supply Chain Management, responded to questions.

Council heard from two speakers, both who spoke in opposition to the report recommendations.

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During discussion, it was

*MOVED by Councillor Carr
SECONDED by Councillor Zhou*

THAT Council extend the meeting past 5 pm to complete the business on the agenda.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

- A. THAT Council approve the updated Housing Vancouver 10 Year Targets (2024 – 2033), as attached in Appendix A of the Report dated June 11, 2024, entitled “Housing Vancouver 10 Year Housing Targets (2024 – 2033) and 3 Year Housing Action Plan (2024 – 2026)”.
- B. THAT Council approve the new Housing Vancouver 3 Year Action Plan (2024 – 2026), as attached in Appendix B of the Report dated June 11, 2024, entitled “Housing Vancouver 10 Year Housing Targets (2024 – 2033) and 3 Year Housing Action Plan (2024 – 2026)”.
- C. THAT Council approve the Rental Housing on City Land – Public Benefits Pilot Rezoning Policy, as attached in Appendix C of the Report dated June 11, 2024, entitled “Housing Vancouver 10 Year Housing Targets (2024 – 2033) and 3 Year Housing Action Plan (2024 – 2026)”.

carried

Council agreed to separate the vote on the components of the motion. A was put and CARRIED (Vote No. 10088), with Councillors Carr and Fry opposed, and Councillors Boyle and Dominato absent for the vote. B and C were then put and CARRIED UNANIMOUSLY (Vote No. 10089), with Councillors Boyle, Dominato and Klassen absent for the vote.

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Prior to beginning Report 3, Mayor Sim left the meeting and relinquished the Chair to Deputy Mayor Zhou.

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**3. By-law Amendments to Delay Enactment of Business Licence Requirements for EV Charging at Gas Stations and Parking Lots
June 11, 2024**

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

MOVED by Councillor Klassen
SECONDED by Councillor Carr

- A. THAT Council approve, in principle, a one-year delay from January 1, 2025, to January 1, 2026, in introducing increased fees in the Licence By-law for Gas Stations and Parking Lots that do not provide electric vehicle charging.
- B. THAT the Director of Legal Services be instructed to bring forward for enactment an amending by-law generally in accordance with Appendix A of the Report dated June 11, 2024, entitled "By-law Amendments to Delay Enactment of Business Licence Requirements for EV Charging at Gas Stations and Parking Lots", and future by-law amendments to implement the fee increase as necessary.

CARRIED UNANIMOUSLY (Vote No. 10090)
(Councillors Boyle, Dominato and Mayor Sim absent for the vote)

**4. Fire By-law Amendments for Fire Protection Upgrades
April 16, 2024**

Staff from Vancouver Fire and Rescue Services responded to questions.

MOVED by Councillor Bligh
SECONDED by Councillor Montague

- A. THAT Council approve, in principle, amendments to the Fire By-law generally as set out in Appendix A of the Report dated April 16, 2024, entitled "Fire By-law Amendments for Fire Protection Upgrades".
- B. THAT Council approve, in principle, amendments to the Building By-law generally as set out in Appendix B of the Report dated April 16, 2024, entitled "Fire By-law Amendments for Fire Protection Upgrades".
- C. THAT the Director of Legal Services be instructed to bring forward for enactment by Council a by-law to amend the Fire By-law as generally set out in Appendix A of the Report dated April 16, 2024, entitled "Fire By-law Amendments for Fire Protection Upgrades", to come into force and take effect upon enactment, except that the requirement to add sprinkler isolation valves is to come into force and take effect 1 year after enactment.
- D. THAT the Director of Legal Services be instructed to bring forward for enactment by Council a by-law to amend the Building By-law as generally set out in

Appendix B of the Report dated April 16, 2024, entitled “Fire By-law Amendments for Fire Protection Upgrades”.

- E. THAT Council name the Fire By-law amendments, referenced in A above, regarding fire protection upgrades in honour of Mr. Dennis Guay and Ms. Mary Ann Garlow as generally recommended by the Coroner’s Inquest into the Winters Hotel fire.

CARRIED UNANIMOUSLY (Vote No. 10091)
(Councillors Boyle, Dominato and Mayor Sim absent for the vote)

**5. Closure and Sale of a Portion of Lane Adjacent to 716 West 23rd Avenue
May 27, 2024**

- A. THAT Council close, stop-up and convey to the abutting owner (the “Buyer”) of 716 West 23rd Avenue, legally described as: PID: 007-786-654, Lot 6, Block 638, District Lot 472, Plan 2309 (the “Abutting Lands”) that approximately 49.1 square metre (528 square foot) portion of lane, as shown hatched on the sketch attached as Appendix A of the Report dated May 27, 2024, entitled “Closure and Sale of a Portion of Lane Adjacent to 716 West 23rd Avenue”, (hereinafter the, “Lane Portion”), subject to the terms and conditions as noted in Appendix B of the same report.
- B. THAT the sale proceeds, referenced in A above, of \$400,000 be credited to the Capital Fund.

ADOPTED ON CONSENT (Vote No. 10082)

**6. Directions Report: Consideration of Modification to Conditions of Approval
1450 West Georgia Street, 1157 Burrard Street, 1640-1650 Alberni Street and 1668-
1684 Alberni Street
May 28, 2024**

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

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During questions to staff, it was

*MOVED by Councillor Bligh
SECONDED by Councillor Fry*

THAT under Section 5.4(d) of the Procedure By-law, Council be permitted to ask a

second round of questions.

CARRIED UNANIMOUSLY

(Councillors Boyle, Dominato and Mayor Sim absent for the vote)

* * * * *

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

MOVED by Councillor Bligh

SECONDED by Councillor Montague

- A. THAT Council approve an amendment to Council's approval in principle of the rezoning application for 1450 West Georgia Street by amending rezoning Condition of Approval 2.17 (set out in Appendix B – Part 2 of the Referral Report, enclosed as Appendix A of the Report dated May 28, 2024, entitled "Directions Report: Consideration of Modification to Conditions of Approval 1450 West Georgia Street, 1157 Burrard Street, 1640-1650 Alberni Street and 1668-1684 Alberni Street"), to grant an extension to May 31, 2026, relating to the current deadline for enactment of the CD-1 By-law, and instruct the Director of Legal Services to make any appropriate modifications to the legal agreements and securities to give effect to this modification, as may be required at the discretion of the Director of Legal Services.
- B. THAT Council approve an amendment to Council's approval in principle of the rezoning application for 1157 Burrard Street by amending rezoning Condition of Approval 2.12 (set out in Appendix B – Part 2 of the Referral Report, enclosed as Appendix B of the Report dated May 28, 2024, entitled "Directions Report: Consideration of Modification to Conditions of Approval 1450 West Georgia Street, 1157 Burrard Street, 1640-1650 Alberni Street and 1668-1684 Alberni Street"), to grant an extension to May 31, 2026, relating to the current deadline for enactment of the CD-1 By-law, and instruct the Director of Legal Services to make any appropriate modifications to the legal agreements and securities to give effect to this modification, as may be required at the discretion of the Director of Legal Services.
- C. THAT Council approve an amendment to Council's approval in principle of the rezoning application for 1640–1650 Alberni Street by amending rezoning Condition of Approval 2.11 (e) (set out in Appendix B – Part 2 of the Referral Report, enclosed as Appendix C of the Report dated May 28, 2024, entitled "Directions Report: Consideration of Modification to Conditions of Approval 1450 West Georgia Street, 1157 Burrard Street, 1640-1650 Alberni Street and 1668-1684 Alberni Street"), to grant an extension to May 31, 2026, relating to the current deadline for enactment of the CD-1 By-law, and instruct the Director of Legal Services to make any appropriate modifications to the legal agreements and securities to give effect to this modification, as may be required at the discretion of the Director of Legal Services.

- D. THAT Council approve an amendment to Council's approval in principle of the rezoning application for 1668–1684 Alberni Street by amending rezoning Condition of Approval 2.9 (e) (set out in Appendix B – Part 2 of the Referral Report, enclosed as Appendix D of the Report dated May 28, 2024, entitled “Directions Report: Consideration of Modification to Conditions of Approval 1450 West Georgia Street, 1157 Burrard Street, 1640-1650 Alberni Street and 1668-1684 Alberni Street”), to grant an extension to May 31, 2026, relating to the current deadline for enactment of the CD-1 By-law, and instruct the Director of Legal Services to make any appropriate modifications to the legal agreements and securities to give effect to this modification, as may be required at the discretion of the Director of Legal Services.

CARRIED (Vote No. 10093)
(Councillor Kirby-Yung opposed)

REFERRAL REPORTS

1. **CD-1 Rezoning: 998 East 19th Avenue June 11, 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 Catalyst Community Developments Society, on behalf of Vancouver First Church of the Nazarene, the registered owner of the lands located at 998 East 19th Avenue [*PID 007-998-546; Amended Lot C (Explanatory Plan 11076) Block 56 District Lot 301 Plan 13885*] to rezone the lands from RM-1 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.20 to 2.95 and the building height from 10.7 m (35 ft.) to 22.3 m (73 ft.), to permit the development of a six-storey mixed-use building with 105 social housing units and a church 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 June 11, 2024, entitled “CD-1 Rezoning: 998 East 19th Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Motiv Architects Inc., received December 14,

2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated June 11, 2024, entitled "CD-1 Rezoning: 998 East 19th 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 CD-1, generally as set out in Appendix C of the Referral Report dated June 11, 2024, entitled "CD-1 Rezoning: 998 East 19th 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 June 11, 2024, entitled "CD-1 Rezoning: 998 East 19th Avenue".
- 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. 10083)

**2. CD-1 Rezoning: 800 Commercial Drive
June 11, 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 the City of Vancouver, the registered owner of the lands located at 800 Commercial Drive [*Lots C and D Except Part in Sketch Plan (see 74917K), of Lot 9 Block D District Lot 183 Plan 3514 and Lot G Block 9 of Block D District Lot 183 Plan 6254; PIDs 012-811-203, 012-811-211 and 010-922-946 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.00 to 8.19 and the maximum building height from 11.5 m (38 ft.) to 50.1 m (164 ft.), to permit the development of a 15-storey mixed-use building, containing 93 social housing 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 June 11, 2024, entitled "CD-1 Rezoning: 800 Commercial Drive", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle for the CD-1 By-law, generally as prepared by Human Studio Architecture & Urban Design, received November 28, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated June 11, 2024, entitled "CD-1 Rezoning: 800 Commercial 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 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 June 11, 2024, entitled "CD-1 Rezoning: 800 Commercial Drive", 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 June 11, 2024, entitled "CD-1 Rezoning: 800 Commercial Drive";

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 subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated June 11, 2024, entitled “CD-1 Rezoning: 800 Commercial 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 CD-1 By-law.

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

ADOPTED ON CONSENT (Vote No. 10084)

**3. Rezoning: 4569 Oak Street
June 11, 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-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 Fougere Architecture Inc., on behalf of 1379458 B.C. Ltd.¹, the registered owners of the land located at 4569 Oak Street [*PID: 011-014-245; Lot 10 Block 755 District Lot 526 Plan 6011*], to rezone the land from R1-1 (Residential Inclusive) District to RM-8AN (Residential) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated June 11, 2024, entitled "Rezoning: 4569 Oak Street", be approved in principle;

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

- B. THAT, subject to approval of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated June 11, 2024, entitled "Rezoning: 4569 Oak Street";

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

- C. THAT A and B above be adopted on the following conditions:

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

ADOPTED ON CONSENT (Vote No. 10085)

**4. CD-1 Rezoning: 2096 West Broadway and 2560-2576 Arbutus Street
June 11, 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

¹ Represented by Ranjit Singh Ranu

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 PCI Developments, on behalf of:

- South Coast British Columbia Transportation Authority (“Translink”), the registered owner of 2096 West Broadway [*Lot 1 and the West 1/2 of Lot 2 Block 345 District Lot 526 Plan 590; PIDs 015-187-829 and 015-187-837*];
- 2560 Arbutus Holdings Corp., the registered owner of 2560-2576 Arbutus Street [*PID 014-191-440; Lot E (See 624688L) Block 345 District Lot 526 Plan 1949*];

to rezone the lands from C-3A (Commercial) District and C-8 (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.0 and 2.25 to 11.3 and the maximum building height from 9.2 m (30 ft.) and 12.2 m (40 ft.) respectively to 90.8 m (298 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 30-storey mixed-use building containing 260 rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, and commercial uses, be approved in principle;

FURTHER THAT the draft CD-1 by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated June 11, 2024, entitled “CD-1 Rezoning: 2096 West Broadway and 2560-2576 Arbutus Street”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell Mackey Partnership, received June 21, 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 June 11, 2024, entitled “CD-1 Rezoning: 2096 West Broadway and 2560-2576 Arbutus 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 June 11, 2024, entitled “CD-1 Rezoning: 2096 West Broadway and 2560-2576 Arbutus Street”, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated June 11, 2024, entitled “CD-1 Rezoning: 2096 West Broadway and 2560-2576 Arbutus 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. 10086)

**5. CD-1 (82) Text Amendment: 749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way
June 11, 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 dys Architecture, on behalf the Catholic Charities of the Archdiocese of Vancouver, the registered owner of the lands at 749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way [*PID 007-755-414; Block 1170 District Lot 526 Plan 14699*] to amend CD-1 (82) By-law No. 4671 to add multiple dwelling as a permitted use, increase the maximum building heights for Sub-areas B and D and update various provisions in the by-law to the current regulatory framework, to allow the development of a 13-storey community care facility with 240 assisted living and long-term care units and a maximum 14-storey rental residential building(s) containing approximately 166 units, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (82) By-law No. 4671, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated June 11, 2024, entitled “CD-1 (82) Text Amendment: 749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by dys Architecture, received June 26, 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 June 11, 2024, entitled “CD-1 (82) Text Amendment: 749 West 33rd Avenue, 4865-4885 Heather Street, 4818 Willow Street and 4885 Saint John Paul II Way”, 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. 10087)

BY-LAWS

Councillor Montague advised they had reviewed the proceedings related to By-laws 1 and 6 and would therefore be voting on the enactments.

Councillors Fry, Klassen and Montague advised they had reviewed the proceedings related to By-law 10 and would therefore be voting on the enactment.

MOVED by Councillor Carr
SECONDED by Councillor Fry

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

CARRIED UNANIMOUSLY
(Councillors Boyle, Dominato and Mayor Sim absent for the vote)

1. A By-law to amend the Zoning and Development By-law No. 3575 regarding small-scale multi-unit housing in RT-7 and RT-9 and other miscellaneous amendments (By-law No. 14075)
2. A By-law to amend CD-1 (371) By-law No. 7705 regarding small-scale multi-unit housing (By-law No. 14076)
3. A By-law to amend CD-1 (463) By-law No. 9596 regarding small-scale multi-unit housing (By-law No. 14077)
4. A By-law to amend Building By-law No. 12511 regarding roofing-related requirements (By-law No. 14078)
5. A By-law to amend Building By-law No. 12511 regarding energy upgrades at the time of renovation (By-law No. 14079)
6. A By-law to authorize the amendment of a Heritage Revitalization Agreement Authorized by By-law No. 8935 for 6161 Macdonald Street (By-law No. 14080)
7. A By-law to amend the Standards of Maintenance By-law No. 5462 regarding miscellaneous amendments (By-law No. 14081)
8. A By-law to amend the Ticket Offences By-law No. 9360 regarding the Standards of Maintenance By-law (By-law No. 14082)

9. A By-law to amend the Licence By-law No. 4450 regarding a miscellaneous amendment (By-law No. 14083)
10. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1045 Burnaby Street) (By-law No. 14084)
11. A By-law to enact a Housing Agreement for 3839 Commercial Street (By-law No. 14085)
12. A By-law to enact a Housing Agreement for 103 – 111 North Templeton Drive and 2185 Oxford Street (By-law No. 14086)
13. A By-law to enact a Housing Agreement for 1749 – 1769 East 33rd Avenue (By-law No. 14087)

ADMINISTRATIVE MOTIONS

1. Resolution – Closure and Sale of a Portion of Lane Adjacent to 716 West 23rd Avenue

MOVED by Councillor Carr

SECONDED by Councillor Meiszner

WHEREAS

1. The City of Vancouver is the owner of all streets and lanes lying within the limits of the City of Vancouver;
2. The owner of 716 West 23rd Avenue (legally described as: [PID: 007-786-654] Lot 6, Block 638, District Lot 472, Plan 2309) (“Lot 6”) has made application to the City to purchase a 49.1 square metre portion of lane abutting Lot 6;
3. The said portion of lane to be closed was dedicated as Lane on Plan 2309 in 1907;
4. The said portion of lane to be closed, stopped-up and conveyed to the owner of abutting Lot 6 will be consolidated with Lot 6 to form a single parcel; and
5. The said portion of lane to be closed, stopped-up and conveyed to the owner of abutting Lot 6 is no longer required for municipal purposes.

THEREFORE BE IT RESOLVED THAT all that portion of lane adjacent to the said Lot 6, the same as shown in heavy outline on the Reference Plan prepared by Ivan Ngan, B.CL.S., completed on the 30th day of May, 2024 and numbered Plan EPP128671, a copy of which is attached to the Administrative Motion entitled “Resolution – Closure and Sale of a Portion of Lane Adjacent to 716 West 23rd Avenue”, be closed, stopped-up and conveyed to the owner of the said Lot 6;

BE IT FURTHER RESOLVED THAT the said portion of lane to be closed is to be consolidated with the said Lot 6 to form a single parcel, as shown within the heavy bold outline on the Reference Plan prepared by Ivan Ngan, B.C.L.S., completed on the 30th day of May, 2024 and numbered Plan EPP128672, a copy of which is attached to the above-noted administrative motion, to the satisfaction of the Director of Legal Services.

CARRIED UNANIMOUSLY

(Councillors Boyle, Dominato, Kirby-Yung and Mayor Sim absent for the vote)

2. Consequential Amendments to Restricted Zones (RT-7 and RT-9) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation – Update to Various Guidelines

MOVED by Councillor Boyle

SECONDED by Councillor Montague

THAT in accordance with Council’s resolution adopted after the Public Hearing on June 13, 2024, Council make the changes to the documents as identified in Table 1 below and generally as set out in Appendix D of the Referral Report dated May 9, 2024, entitled “Amendments to Restricted Zones (RT-7, RT-9, CD-1 371 and CD-1 463) to Comply with Bill 44 - Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation”;

FURTHER THAT the document, Kitsilano Point RT-9 Guideline, attached to the Administrative Motion entitled “Consequential Amendments to Restricted Zones (RT-7 and RT-9) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation – Update to Various Guidelines”, be repealed.

Table 1

Document Title	Section	Amendment
Kitsilano RT-7 and RT-8 Guidelines	Title	Remove 'RT-7' from title of 'Kitsilano RT-7 and RT-8 Guidelines'
	Figure 1	Remove 'RT-7' from 'Kitsilano RT-7 and RT-8 Districts' figure title and replace figure with updated map that only references the RT-8 district
	1.2.1	Strike out "While lot sizes differ between subareas of RT-7 and RT-8, within the subareas lot patterns tend to be orderly and consistent" and replace with "Lot sizes within RT-8 tend to be orderly and consistent"
	4.3(a)	Following "Predate:" and "Post-date", remove ", and January 1, 1932 in RT-7"
	4.3(a)	Following "Underutilized", under "Frontages up to 14.0 m", remove "RT-7 less than .35 FSR"

	4.3(a)	Following "Underutilized", under "Frontages 14.0 m", remove "RT-7 less than .30 FSR"
Guidelines for Additions, Infill and Multiple Conversion Dwelling in Association with the Retention of a Character House in the R1-1 Zone		See attached Appendix A which shows in red line all wording and graphics to be removed or added

CARRIED UNANIMOUSLY
(Councillors Dominato, Kirby-Yung and Mayor Sim absent for the vote)

3. Approval of Form of Development – 5255 Kersland Drive

MOVED by Councillor Montague
SECONDED by Councillor Meiszner

THAT the form of development for this portion of the site known as 5235-5275 Kersland Drive be approved generally as illustrated in the Development Application Number DP-2023-00711, prepared by Baldwin Architecture, and submitted electronically on February 6, 2024, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY
(Councillors Dominato, Kirby-Yung and Mayor Sim absent for the vote)

NOTICE OF COUNCIL MEMBER’S MOTIONS

1. Unlocking the Creative and Economic Potential of Vancouver’s Railtown District

Councillor Bligh 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 July 10, 2024, as a Council Members’ Motion.

2. Installing Means Prevention Fencing on the Granville Street Bridge

Councillor Boyle 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 July 24, 2024, as a Council Members’ Motion.

3. Taking Urgent Action to Boost Street Capacity and Speed Up Transit Service For Vancouverites

Councillor Boyle 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 July 24, 2024, as a Council Members' Motion.

NEW BUSINESS

1. Leaves of Absence Requests

MOVED by Councillor Bligh
SECONDED by Councillor Meiszner

THAT Mayor Sim be granted a leave of absence for civic business from meetings on June 26, 2024, from 5 pm onwards;

FURTHER THAT Councillor Carr be granted leaves of absence for civic business from meetings on June 26, 2024, from 9:30 am to 11 am, and on October 23 and 24, 2024, all day;

AND FURTHER THAT Councillor Dominato be granted a leave of absence for civic business from meetings on July 25, 2024, from 7 pm onwards.

CARRIED UNANIMOUSLY
(Councillors Dominato, Kirby-Yung and Mayor Sim absent for the vote)

2. Acting Mayors: Roster of Councillors to Represent Council – August 2024

MOVED by Councillor Meiszner
SECONDED by Councillor Bligh

THAT Council approve the following roster for Acting Mayor for the month of August in accordance with section 209 of the *Vancouver Charter* for the terms indicated below:

August 2024	Date range	Acting Mayor
	August 1-11	Councillor Zhou
	August 12-17	Councillor Boyle
	August 18-31	Councillor Klassen

CARRIED UNANIMOUSLY
(Councillors Dominato, Kirby-Yung and Mayor Sim absent for the vote)

3. Leaves of Absence Requests

MOVED by Councillor Fry
SECONDED by Councillor Meiszner

THAT Councillor Bligh be granted leaves of absence for civic business from meetings on June 26, 2024, from 9:30 am to 12 pm and from 5 pm onwards, and on July 4, 2024, from 5:30 pm onwards.

CARRIED UNANIMOUSLY
(Councillors Dominato, Kirby-Yung and Mayor Sim absent for the vote)

ENQUIRIES AND OTHER MATTERS

1. Vancouver Police Department Budget Allocations

Councillor Fry enquired about the intent of the recent budget allocations the City made for the alcohol on beaches pilot. The City Manager advised it was to provide a more proactive police presence on beaches and was not necessarily for emergency response.

Councillor Fry also enquired about the Vancouver Police Department's (VPD) paid overtime for work on the decampment of Hastings Street. Councillor Fry noted VPD staff are working with City Finance staff to have it fully funded and asked how that would affect the City's budget. The City Manager advised the City's Finance team is in touch with the VPD about their general budget, and noted that there is a cost associated with this work, and staff will continue to work with VPD on their budget. The City Manager also noted that other City staff working on the decampment of Hastings Street would not incur any significant overtime as departments are balancing within their resources. The City Manager agreed to follow up with the VPD in order to provide a more detailed response.

2. Sanitation and Services in the Downtown Eastside

Councillor Bligh noted the current warmer temperatures and enquired about the general approach to sanitation and services in the Downtown Eastside to ensure streets and alleys stay as clean as possible. The City Manager advised that a significant amount of the Engineering budget is allocated to the Downtown Eastside and is a part of the City's routine budgeted work on sanitation. The City Manager noted that Engineering staff would provide a response, and it would include information on the City's engagement of unhoused residents regarding the flushing of streets and lanes at night.

ADJOURNMENT

MOVED by Councillor Bligh
SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillors Dominato, Kirby-Yung and Mayor Sim absent for the vote)

Council adjourned at 5:54 pm.

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