



COUNCIL MEETING MINUTES

SEPTEMBER 24, 2024

A Meeting of the Council of the City of Vancouver was held on Tuesday, September 24, 2024, at 9:30 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
Councillor Rebecca Bligh
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

ABSENT: Councillor Christine Boyle (Leave of Absence - Personal Reasons)

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.

IN CAMERA MEETING

MOVED by Councillor Dominato

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. Mayor's Budget Task Force Implementation Oversight Committee – July 16, 2024

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Zhou

THAT the Minutes of the Mayor's Budget Task Force Implementation Oversight Committee meeting of July 16, 2024, be approved.

CARRIED UNANIMOUSLY

2. Council – July 23, 2024

MOVED by Councillor Bligh
SECONDED by Councillor Meiszner

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

CARRIED UNANIMOUSLY

3. Council (City Finance and Services) – July 24, 2024

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of July 24, 2024, be approved.

CARRIED UNANIMOUSLY

4. Public Hearing – July 25, 2024

MOVED by Councillor Zhou
SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Public Hearing of July 25, 2024, be approved.

CARRIED UNANIMOUSLY

5. Mayor's Budget Task Force Implementation Oversight Committee – July 30, 2024

MOVED by Councillor Meiszner
SECONDED by Councillor Bligh

THAT the Minutes of the Mayor's Budget Task Force Implementation Oversight Committee meeting of July 30, 2024, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

At the beginning of Matters Adopted on Consent, Mayor Sim declared a conflict of interest, out of an abundance of caution, on Report 5, "Appointment of External Auditor for 2025", as he uses the firm as professional advisors.

MOVED by Councillor Dominato
SECONDED by Councillor Bligh

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

CARRIED UNANIMOUSLY
(Mayor Sim ineligible to vote on Report 5 due to conflict of interest)

REPORTS

1. **West End Rezoning Policy: Interim Inclusionary Social Housing - Floor Area Reduction September 5, 2024**

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

Council heard from two speakers, one who spoke in support of the report recommendations and one who spoke to other aspects of the report.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

- A. THAT Council approve the amendments to the West End Rezoning Policy generally as presented in Appendix A.
- B. THAT Council approve the amendments to the West End Community Plan, generally as presented in Appendix B.

amended

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Carr

THAT A be amended by adding the following:

FURTHER THAT Appendix A be amended to read as follows: 3.3 (d), In Areas 'D' and 'E', an option to provide cash-in-lieu of the social housing requirement outlined in 3.3(c) may be considered. The cash-in-lieu payment should reflect the costs the City of Vancouver may incur to deliver such social housing off-site and prioritized within the West End Community Planning Areas, including land and construction, and will be determined on a case-by-case basis through the rezoning process.

FURTHER THAT B be amended by adding the following:

FURTHER THAT Appendix B be amended to read as follows: 8.1.5, In Areas '1' and '2' within the Burrard Corridor, an option to provide cash-in-lieu of the social housing requirement outlined in 8.1.4 may be considered. The cash-in-lieu payment should reflect the costs the City of Vancouver may incur to deliver such

social housing offsite and prioritized within the West End Community Planning Area, including land and construction, and will be determined on a case-by-case basis through the rezoning process.

CARRIED (Vote No. 10194)
(Councillors Kirby-Yung and Montague opposed)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 10195).

FINAL MOTION AS APPROVED

- A. THAT Council approve the amendments to the West End Rezoning Policy generally as presented in Appendix A of the Report dated September 5, 2024, entitled “West End Rezoning Policy: Interim Inclusionary Social Housing - Floor Area Reduction”;

FURTHER THAT Appendix A of the above-noted report be amended to read as follows: 3.3 (d), In Areas ‘D’ and ‘E’, an option to provide cash-in-lieu of the social housing requirement outlined in 3.3(c) may be considered. The cash-in-lieu payment should reflect the costs the City of Vancouver may incur to deliver such social housing off-site and prioritized within the West End Community Planning Areas, including land and construction, and will be determined on a case-by-case basis through the rezoning process.

- B. THAT Council approve the amendments to the West End Community Plan, generally as presented in Appendix B of the Report dated September 5, 2024, entitled “West End Rezoning Policy: Interim Inclusionary Social Housing - Floor Area Reduction”;

FURTHER THAT Appendix B of the above-noted report be amended to read as follows: 8.1.5, In Areas ‘1’ and ‘2’ within the Burrard Corridor, an option to provide cash-in-lieu of the social housing requirement outlined in 8.1.4 may be considered. The cash-in-lieu payment should reflect the costs the City of Vancouver may incur to deliver such social housing offsite and prioritized within the West End Community Planning Area, including land and construction, and will be determined on a case-by-case basis through the rezoning process.

2. Heritage Revitalization Agreement Modification – 1230 Matthews Avenue July 18, 2024

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law to amend By-law Number 8074 to allow modification of the Heritage Revitalization Agreement (the “HRA”) regarding 1230 Matthews Avenue / 3611 Selkirk Street [PID: 024-567-574, Lot E Block 60 District Lot 526 Group 1 New Westminster District Plan LMP42938 (the “site”)], the approval of which enabled construction of a new building on the site (the “New House”) under Development Permit DE403237 (the “original DP”), which building was not constructed at the time. The modifications would update the zoning references in the HRA to reflect

current zoning in order to allow for the construction of the New House under the current development permit application, DP-2023-00570 (the “DP Application”).

- B. THAT an agreement to modify the Heritage Revitalization Agreement shall be prepared, completed, registered, and given priority on title to the lands described in A above, to the satisfaction of the Director of Legal Services and the Director of Planning.
- C. THAT A and B above be adopted on the following conditions:
 - i. THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
 - ii. THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 10200)

3. Quarterly Capital Budget Adjustments and Closeouts September 5, 2024

Staff from Financial Planning and Analysis responded to questions.

MOVED by Councillor Meiszner
SECONDED by Councillor Klassen

- A. THAT Council approve Capital Budget and funding adjustments as outlined in the Report dated September 5, 2024, entitled “Quarterly Capital Budget Adjustments and Closeouts”, and Appendix B and C of the same report, which will result in:
 - a. An increase of \$5.4 million to the 2023-2026 Capital Plan; and
 - b. An increase of \$40.2 million to the Multi-Year Capital Project Budgets.
- B. THAT, as part of the Capital Budget closeout process, Council approve the closeout of 4 capital projects that were completed with surplus/deficit exceeding \$0.2 million, as outlined in the Report dated September 5, 2024, entitled “Quarterly Capital Budget Adjustments and Closeouts” and Appendix D of the same report.

CARRIED UNANIMOUSLY (Vote No. 10196)
(Councillors Dominato and Kirby-Yung absent for the vote)

**4. 2025 Interest Rate on Property Tax Arrears
August 22, 2024**

- A. THAT City Council set an interest rate of 10.70% for property tax arrears to be effective January 1, 2025.
- B. THAT the Director of Legal Services be instructed to bring forward for enactment a by-law outlined in Appendix A of the Report dated August 22, 2024, entitled “2025 Interest Rate on Property Tax Arrears”, regarding the 2025 interest rate on property tax arrears, for consideration by Council on or before September 30, 2024, in accordance with the provisions of section 415 of the *Vancouver Charter*.

ADOPTED ON CONSENT (Vote No. 10202)

**5. Appointment of External Auditor for 2025
September 1, 2024**

THAT the accounting firm of KPMG LLP (KPMG) be appointed as the City’s External Auditor for the fiscal year 2025.

ADOPTED ON CONSENT (Vote No. 10203)
(Mayor Sim ineligible to vote due to conflict of interest)

**6. Infrastructure Access Agreement for District Energy Pipe Network Connection to
River District Energy
September 3, 2024**

Staff from Engineering Services responded to questions.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Bligh

- A. THAT Council delegate its authority to the City’s General Manager of Engineering Services and Director of Legal Services to negotiate and execute an infrastructure access agreement with the Greater Vancouver Sewerage and Drainage District (GVS&DD) for permission to install and operate district energy piping below certain City of Vancouver streets, on such terms and conditions generally aligned with the Term Sheet in Appendix A of the Report dated September 3, 2024, entitled “Infrastructure Access Agreement for District Energy Pipe Network Connection to River District Energy”, and satisfactory to the City’s General Manager of Engineering Services and Director Legal Services.
- B. THAT no legal rights or obligation 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 City and the Greater Vancouver Sewerage and Drainage District (GVS&DD).

CARRIED UNANIMOUSLY (Vote No. 10197)

**7. Boundary Road Maintenance Agreement
September 10, 2024**

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

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

- A. THAT Council approve the new Boundary Road Maintenance Agreement including the indemnity granted by the City of Vancouver to the City of Burnaby, substantially in the form attached to this report as Schedule A, and that Council authorize the General Manager of Engineering Services to negotiate any further minor changes to the agreement, and to execute the agreement.
- B. THAT Council authorize the Director of Legal Services to bring forward a by-law authorizing a replacement maintenance agreement for Boundary Road, between Vancouver and Burnaby, referenced in A above, to be effective on adoption of a by-law by each of Vancouver and Burnaby.

amended

AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor Bligh

THAT the following be added as C:

- C. THAT Council direct staff to report back on options for improving lighting along Boundary Road between 18th Avenue and 29th Avenue, as well as improving lighting at bus stops and increasing the number of pedestrian crossings.

CARRIED UNANIMOUSLY (Vote No. 10198)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 10199).

FINAL MOTION AS APPROVED

- A. THAT Council approve the new Boundary Road Maintenance Agreement including the indemnity granted by the City of Vancouver to the City of Burnaby, substantially in the form attached to the Report dated September 10, 2024, entitled "Boundary Road Maintenance Agreement", as Schedule A, and that Council authorize the General Manager of Engineering Services to negotiate any further minor changes to the agreement, and to execute the agreement.

- B. THAT Council authorize the Director of Legal Services to bring forward a by-law authorizing a replacement maintenance agreement for Boundary Road, between Vancouver and Burnaby, referenced in A above, to be effective on adoption of a by-law by each of Vancouver and Burnaby.
- C. THAT Council direct staff to report back on options for improving lighting along Boundary Road between 18th Avenue and 29th Avenue, as well as improving lighting at bus stops and increasing the number of pedestrian crossings.

REFERRAL REPORTS

1. **Seniors Housing Strategy - Related Amendments to By-laws and Land-use Documents September 10, 2024**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the 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 approve, in principle, the application to amend the Zoning and Development By-law to update definitions to clarify types of seniors housing and care, generally as presented in Appendix A of the Referral Report dated September 10, 2024, entitled "Seniors Housing Strategy - Related Amendments to By-laws and Land-use Documents";

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A of the above-noted report.

- B. THAT Council approve, in principle, related amendments to the Downtown-Eastside/Oppenheimer Official Development Plan By-law, Parking By-law and Sign By-law, to align definitions with the Zoning and Development By-law, generally as presented in Appendix B of the Referral Report dated September 10, 2024, entitled "Seniors Housing Strategy - Related Amendments to By-laws and Land-use Documents".
- C. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council proposed consequential amendments to various land use documents to align definitions with the Zoning and Development By-law, generally as presented in Appendix C of the Referral Report dated

September 10, 2024, entitled “Seniors Housing Strategy - Related Amendments to By-laws and Land-use Documents”.

ADOPTED ON CONSENT (Vote No. 10204)

**2. CD-1 (50) Text Amendment: 3282-3296 East 1st Avenue
September 10, 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 Cornerstone Architecture, on behalf of The Poor Italian Ristorante Ltd., the registered owner of the lands located at 3282-3296 East 1st Avenue [*PID 010-256-938; Lot A (Explanatory Plan 9638) Block 80 Section 30 Town of Hastings Suburban Lands Plan 8174*] to amend the text of CD-1 (50) (Comprehensive Development) District By-law No. 4379 to increase the maximum floor space ratio (FSR) from 0.4 to 3.5 and the maximum building height from 4.6 m (15 ft.) to 22.9 m (75 ft.), to permit the development of a six-storey mixed-use residential building containing 63 rental units with commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated September 10, 2024, entitled “CD-1 (50) Text Amendment: 3282-3296 East 1st Avenue”, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Alan James Architect and Cornerstone Architecture, received September 6, 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 September 10, 2024, entitled “CD-1 (50) Text Amendment: 3282-3296 East 1st Avenue”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the amended 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. 10205)

**3. Rezoning: 5212 Granville Street
September 10, 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 Urban Design + Interiors, on behalf of Ku Investment Co. Ltd., the registered owner of the land located at 5212 Granville Street [*PID 011-042-141; Lot 1 Block 891 District Lot 526 Plan 5887*], to rezone the land from R1-1 (Residential Inclusive) 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 September 10, 2024, entitled "Rezoning: 5212 Granville 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated September 10, 2024, entitled “Rezoning: 5212 Granville Street”, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated September 10, 2024, entitled “Rezoning: 5212 Granville 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.

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

ADOPTED ON CONSENT (Vote No. 10206)

**4. Rezoning: 5950-5990 Granville Street
September 10, 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 Strand Holdings Ltd. on behalf of Granville Street South Nominee Inc., the registered owner of the lands located at:

- 5950 Granville Street [*PID 011-141-492; Lot 3 of Lot 2 Block 6 District Lot 526 Plan 5486*];
- 5970 Granville Street [*PID 004-473-761; Lot 4 of Lot 2 Block 6 District Lot 526 Plan 5486*]; and
- 5990 Granville Street [*PID 007-109-547; Lot 5 of Lot 2 Block 6 District Lot 526 Plan 5486*];

to rezone the lands from R1-1 (Residential) District to RR-2B (Residential Rental) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated September 10, 2024, entitled "Rezoning: 5950-5990 Granville 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 in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated September 10, 2024, entitled "Rezoning: 5950-5990 Granville Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

C. THAT subject to approval of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated September 10, 2024, entitled "Rezoning: 5950-5990 Granville 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.

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

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

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

ADOPTED ON CONSENT (Vote No. 10207)

**5. Rezoning: 4489 Oak Street
September 10, 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 King Architecture, on behalf of Jagjit Singh Pabla and Dalwinder Kaur Pabla, the registered owners of the land located at 4489 Oak Street [PID 011-017-198; Lot 9 Block 735 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 September 10, 2024, entitled "Rezoning: 4489 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 September 10, 2024, entitled "Rezoning: 4489 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. 10208)

BY-LAWS

Councillors Bligh, Dominato, Kirby-Yung, Klassen and Meiszner advised they had reviewed the proceedings related to By-law 3 and would therefore be voting on the enactment.

Councillors Bligh, Boyle, Dominato and Fry advised they had reviewed the proceedings related to By-law 4 and would therefore be voting on the enactment.

Councillors Klassen and Meiszner advised they had reviewed the proceedings related to By-law 5 and would therefore be voting on the enactment.

Councillors Bligh and Dominato advised they had reviewed the proceedings related to By-law 6 and would therefore be voting on the enactment.

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 6 inclusive, and 10 to 17 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to provide for the imposition of interest on delinquent property taxes for 2025 (By-law No. 14116)
2. A By-law to amend the Ticket Offences By-law No. 9360 regarding miscellaneous amendments (By-law No. 14117)
3. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (3231-3245 Fraser Street and 675 East 17th Avenue) (By-law No. 14118)
4. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1065 Pacific Street) (By-law No. 14119)
(Mayor Sim ineligible to vote)

5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (5755-5791 Oak Street and 1008 West 41st Avenue) (By-law No. 14120)
(Mayor Sim ineligible to vote)
6. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from R1-1 to RM-8A (817-837 West 28th Avenue and 4375 Willow Street) (By-law No. 14121)
(Mayor Sim ineligible to vote)
7. A By-law to amend CD-1 (567) East Fraser Lands Waterfront Precinct By-law No. 10943 (3480 East Kent Avenue South and 3522 East Kent Avenue South) - **WITHDRAWN**
8. A By-law to amend East Fraser Lands Official Development Plan By-law No. 9393 regarding amendments consequential to amendments made to CD-1 (567) East Fraser Lands Waterfront Precinct - **WITHDRAWN**
9. A By-law to amend the Vancouver Utilities Development Cost Levy By-law No. 12183 regarding miscellaneous amendments – **WITHDRAWN**
10. A By-law to enact a Housing Agreement for 6065 – 6075 Collingwood Place (By-law No. 14122)
11. A By-law to enact a Housing Agreement for 1040-1080 Barclay Street (Sub-Area A – West Tower) Social Housing (By-law No. 14123)
12. A By-law to enact a Housing Agreement for 1040-1080 Barclay Street (Sub-Area B – East Tower) (For-Profit Affordable Rental including Below-Market Rental) (By-law No. 14124)
13. A By-law to enact a Housing Agreement for 357 – 475 West 41st Avenue (By-law No. 14125)
14. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 13983 for 708 E 38th Avenue (By-law No. 14126)
15. A By-law to repeal By-law No. 12165 authorizing a Housing Agreement for 155 East 37th Avenue (By-law No. 14127)
16. A By-law to enact a Housing Agreement for 542 Keefer Street (By-law No. 14128)
17. A By-law to amend Subdivision By-law No. 5208 for 5235-5275 Kersland Drive (By-law No. 14129)

ADMINISTRATIVE MOTIONS

1. **Approval of Form of Development – 689 East 17th Avenue (Formerly 3231-3245 Fraser Street and 675 East 17th Avenue)**

MOVED by Councillor Zhou
SECONDED by Councillor Dominato

THAT the form of development for this portion of the site known as 89 East 17th Avenue (formerly 3231-3245 Fraser Street and 675 East 17th Avenue) be approved generally as illustrated in the Development Application Number DP-2023-00928, prepared by BHA Architecture Inc., and submitted electronically on December 14, 2023, 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

NOTICE OF COUNCIL MEMBERS' MOTIONS

1. **Potential to Update the Vancouver Building Bylaw to Enable Single Egress Stairs Low & Mid-Rise Buildings to Align with Provincial Changes to the BC Building Code and Deliver Better Quality Housing Options**

Councillor Kirby-Yung submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Standing Committee on City Finance and Services meeting agenda of October 9, 2024, as a Council Members' Motion.

2. **Fee Waiver Grant to Support the "Victory Square Banner Program"**

Councillor Montague co-submitted with Councillor Zhou, 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 October 9, 2024, as a Council Members' Motion.

3. **Reviewing Council's Committees & Structure to Enhance Decision-Making Processes**

Mayor Sim 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 October 9, 2024, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on September 26, 2024, from 6 pm onwards, and October 23, 2024, from 5 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on December 3, 2024, all day;

FURTHER THAT Councillor Carr be granted a Leave of Absence for personal reasons from meetings on December 16, 17 and 18, 2024, all day;

FURTHER THAT Councillor Carr be granted a Leave of Absence for civic business from meetings on October 16, 2024, from 4:30 pm to 9:30 pm;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on October 23, 2024, from 5 pm onwards;

AND FURTHER THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on September 26, 2024, from 6 pm onwards, October 23, 2024, from 3 pm onwards, and October 29, 2024, from 4 pm onwards.

CARRIED UNANIMOUSLY

2. Request for Leave of Absence

MOVED by Councillor Bligh
SECONDED by Councillor Meiszner

THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on October 7 to 11, 2024, all day.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Google Maps

Councillor Carr enquired if staff could contact the operators of Google Maps and request that the AI technology not direct traffic through Stanley Park when Denman Street is busy. The City Manager agreed to have Engineering Services follow up.

2. Increased Coyote Population

Councillor Bligh noted an increase in the coyote population in the city of Vancouver, and the concerns she is hearing from residents. She advised that, from a public safety perspective, a collaborative approach with the Park Board and School Board should be sought. She also noted the importance of the City taking a leadership role in recognizing there is an increase in the coyote population and that it is being proactively and strategically responded to. The City Manager noted the City does not have jurisdiction on this matter, however, he would follow-up with a response.

ADJOURNMENT

MOVED by Councillor Bligh
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 11:25 am.

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