



COUNCIL MEETING MINUTES

OCTOBER 8, 2024

A Meeting of the Council of the City of Vancouver was held on Tuesday, October 8, 2024, at 9:46 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 Armin Amrolia, Deputy City Manager
CITY CLERK’S OFFICE:	Lesley Matthews, Acting Deputy City Clerk Olivia Kam, 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 Carr

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;
- (d) the security of the property of 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;
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 [disclosure harmful to business interests of a third party] of the Freedom of Information and Protection of Privacy Act;
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public;

FURTHER THAT Council will go into meetings later this week which are closed to the public, pursuant to Section 165.2(2) of the *Vancouver Charter*, to discuss matters related to paragraph:

- (b) the consideration of information received and held in confidence relating to negotiations between the city and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Council – September 24, 2024

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the Minutes of the Council meeting of September 24, 2024, be approved.

CARRIED UNANIMOUSLY

2. Public Hearing – September 24, 2024

MOVED by Councillor Zhou
SECONDED by Councillor Klassen

THAT the Minutes of the Public Hearing of September 24, 2024, be approved.

CARRIED UNANIMOUSLY

3. Council (Policy and Strategic Priorities) – September 25, 2024

MOVED by Councillor Dominato
SECONDED by Councillor Carr

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of September 25, 2024, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Klassen
SECONDED by Councillor Zhou

THAT Council adopt Reports 2, 4, 5 and Referral Reports 1 to 7, on consent.

CARRIED UNANIMOUSLY

COMMUNICATIONS

1. 2025 Council Meetings Schedule

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Carr

THAT meetings of Council be held on the following dates and times:

JANUARY		
21	Council (9:30 am)	Public Hearing (6 pm)

22	Standing Committee on Policy and Strategic Priorities (9:30 am)
23	Meeting Reserves (3 pm)
28	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
29	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
30	Meeting Reserves (3 pm)
NOTE: January 1 – New Year’s Day <i>January 2 and 3 – Winter Break</i>	
FEBRUARY	
4	Council (9:30 am)
5	Standing Committee on City Finance and Services (9:30 am)
6	Court of Revision - BIA (3 pm) Meeting Reserves (6 pm)
11	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
12	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
13	Meeting Reserves (3 pm)
18	Meeting Reserves (3 pm)
19	Meeting Reserves (3 pm)
20	Meeting Reserves (3 pm)
25	Council (9:30 am) Public Hearing (6 pm)
26	Standing Committee on Policy and Strategic Priorities (9:30 am)
27	Meeting Reserves (3 pm)
NOTE: February 17 – Family Day	
MARCH	
4	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
5	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
6	Meeting Reserves (3 pm)
11	Council (9:30 am) Public Hearing (6 pm)
12	Standing Committee on City Finance and Services (9:30 am)
13	Meeting Reserves (3 pm)
NOTE: March 17 to 28 – Spring Break	
APRIL	
1	Council (9:30 am) Public Hearing (6 pm)
2	Standing Committee on Policy and Strategic Priorities (9:30 am)
3	Meeting Reserves (3 pm)
8	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)

9	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
10	Meeting Reserves (3 pm)
15	Council (9:30 am) Public Hearing (6 pm)
16	Standing Committee on City Finance and Services (9:30 am)
17	Meeting Reserves (3 pm)
22	Meeting Reserves (3 pm)
23	Meeting Reserves (3 pm)
24	Meeting Reserves (3 pm)
29	Council (9:30 am) Public Hearing (6 pm)
30	Standing Committee on Policy and Strategic Priorities (9:30 am)
NOTE: April 18 – Good Friday April 21 – Easter Monday	

MAY	
1	Meeting Reserves (3 pm)
6	Meeting Reserves (3 pm)
13	Council (9:30 am) Public Hearing (6 pm)
14	Standing Committee on City Finance and Services (9:30 am)
15	Meeting Reserves (3 pm)
20	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
21	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
22	Meeting Reserves (3 pm)
27	Meeting Reserves (3 pm)
28	Meeting Reserves (3 pm)
NOTE: May 7-9 – LMLGA Annual Conference & AGM (Harrison Hot Springs) May 19 – Victoria Day May 29 – June 1 – FCM Annual Conference and Trade Show (Ottawa)	

JUNE	
3	Council (9:30 am)
4	Standing Committee on Policy and Strategic Priorities (9:30 am)
10	Meeting Reserves (3 pm)
11	Meeting Reserves (3 pm)
12	Court of Revision – Local Improvements (3 pm) Meeting Reserves (6 pm)
17	Council (9:30 am) Public Hearing (6 pm)
18	Standing Committee on City Finance and Services (9:30 am)
19	Meeting Reserves (3 pm)
24	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)

25	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
26	Meeting Reserves (3 pm)

JULY

2	Meeting Reserves (3 pm)
3	Meeting Reserves (3 pm)
8	Council (9:30 am) Public Hearing (6 pm)
9	Standing Committee on Policy and Strategic Priorities (9:30 am)
10	Meeting Reserves (3 pm)
15	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
16	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
17	Meeting Reserves (3 pm)
22	Council (9:30 am)
23	Standing Committee on City Finance and Services (9:30 am)
24	Meeting Reserves (3 pm)
25	Meeting Reserves (9:30 am)
28	Meeting Reserves (9:30 am)
29	Meeting Reserves (9:30 am)
30	Meeting Reserves (9:30 am)
31	Meeting Reserves (9:30 am)

NOTE: July 1 – Canada Day

AUGUST – Summer Break

NOTE: August 4 – BC Day

SEPTEMBER

9	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
10	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
11	Meeting Reserves (3 pm)
16	Council (9:30 am) Public Hearing (6 pm)
17	Standing Committee on Policy and Strategic Priorities (9:30 am)
18	Meeting Reserves (3 pm)

NOTE: September 1 – Labour Day

September 22 to 26 – UBCM Convention (Victoria)

September 30 – National Day for Truth and Reconciliation

OCTOBER

1	Meeting Reserves (3 pm)
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2	Meeting Reserves (3 pm)
7	Council (9:30 am)
8	Standing Committee on City Finance and Services (9:30 am)
9	Meeting Reserves (3 pm)
14	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
15	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
16	Court of Revision - Land Averaging (2 pm) Meeting Reserves (6 pm)
21	Council (9:30 am) Public Hearing (6 pm)
22	Standing Committee on Policy and Strategic Priorities (9:30 am)
23	Meeting Reserves (3 pm)
28	Meeting Reserves (3 pm)
29	Meeting Reserves (3 pm)
30	Meeting Reserves (3 pm)
NOTE: <i>October 13 – Thanksgiving</i>	
NOVEMBER	
4	Council (9:30 am) Public Hearing (6 pm)
5	Standing Committee on City Finance and Services (9:30 am)
6	Meeting Reserves (3 pm)
18	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
19	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
20	Court of Revision - Local Improvements (3 pm) Meeting Reserves (6 pm)
25	Council (9:30 am)
26	Standing Committee on Policy and Strategic Priorities (9:30 am)
27	Meeting Reserves (3 pm)
NOTE: <i>November 11 – Remembrance Day</i>	

DECEMBER	
2	Special Council - Budget (9:30 am)
3	Meeting Reserves (3 pm)
4	Meeting Reserves (3 pm)
9	Council (9:30 am) Public Hearing (6 pm)
10	Standing Committee on City Finance and Services (9:30 am)
11	Meeting Reserves (3 pm)
12	Meeting Reserves (3 pm)
16	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)

17	Business Licence Hearing (9:30 am) Meeting Reserves (3 pm)
18	Meeting Reserves (9:30 am)
22	Meeting Reserves (9:30 am)
23	Meeting Reserves (9:30 am)
NOTE: December 25, 2025 - January 1, 2026 – Holiday Closure	

CARRIED UNANIMOUSLY (Vote No. 10227)
(Councillor Zhou absent for the vote)

REPORTS

1. Reconciliation Report 10-Year; Colonial Audit Consolidation September 8, 2024

The Senior Director of Indigenous Relations provided a presentation and along with Staff from Planning, Urban Design and Sustainability and Engineering Services, responded to questions.

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

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

- A. THAT Council directs staff to integrate all future Reconciliation and UNDRIP reporting into a single annual UNDRIP report to improve efficiency of reporting to Council.
- B. THAT Council direct staff to cease scoping a Colonial Audit and integrate objectives of the audit into the UNDRIP implementation program.

CARRIED UNANIMOUSLY (Vote No. 10228)

2. 2025 Business Licence, Vehicles for Hire and Animal Control Fees September 10, 2024

- A. THAT Council approve in principle the following fee adjustments and other amendments to the Licence By-law:
 - a. Adjust Restaurant with Liquor Class 1 and Restaurant with Liquor Class 2 licence fees from \$12.20 per person to \$10 per person; retain the \$944 base licence fee, and add a maximum fee of \$5673;
 - b. For Standard Hours Liquor Establishment Class 1 to Class 6: increase the fee from \$7.50 per person to \$9.00 per person; increase the minimum fee from \$250 to \$650; and increase the maximum fee from \$3769 to \$5673;

- c. For Standard Hours Liquor Establishment Class 7 and Class 8: increase the fee from \$7.50 per person to \$9.00 per person, and increase the maximum fee from \$641 to \$801;
- d. Adjust Extended Hours Liquor Establishment fees from \$20.40 per person to \$17.00 per person, and increase the minimum fee from \$250 to \$650;
- e. Increase the fee for Venue from \$7.50 per person to \$9.00 per person; and increase the maximum fee from \$582 to \$801;
- f. Increase the fee for Liquor Retail Store from \$502 to \$745;
- g. Apply a 6% cost escalation increase to all other fees in Schedule A of the Licence By-law;
- h. Add a new licence type Limited Service Food with Liquor, with an annual licence fee of \$692, and a per seat fee of \$10;
- i. Add a new licence type Concession Stand with Liquor, with an annual licence fee of \$360, and a per seat fee of \$10;
- j. Add a definition for Concession Stand;
- k. Housekeeping amendments to update section numbering;

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Licence By-law generally in accordance with the by-laws attached in Appendix A of the Report dated September 10, 2024, entitled "2025 Business Licence, Vehicles for Hire and Animal Control Fees", to be effective January 1, 2025.

- B. THAT Council approve in principle the following fee adjustments to the Vehicles for Hire By-law:
 - a. A 6% cost escalation increase to all fees in Schedule A of the Vehicles for Hire By-law;

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Vehicles for Hire By-law generally in accordance with the by-laws attached in Appendix B of the Report dated September 10, 2024, entitled "2025 Business Licence, Vehicles for Hire and Animal Control Fees", to be effective January 1, 2025.

- C. THAT Council approve in principle the following fee adjustments to the Animal Control By-law:
 - a. A 6% cost escalation increase to all fees in Schedule A of the Animal Control By-law;

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Vehicles for Hire By-law generally in accordance with the by-laws attached in Appendix C of the Report dated September 10, 2024, entitled "2025 Business Licence, Vehicles for Hire and Animal Control Fees", to be effective January 1, 2025.

ADOPTED ON CONSENT (Vote No. 10230)

**3. Vancouver Heritage Register Upgrade
February 7, 2024**

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

Council heard from four speakers who spoke in support of the report recommendations.

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

- A. THAT Council approve the upgrade to the Vancouver Heritage Register, generally in accordance with Appendix A of the Report dated February 7, 2024, entitled "Vancouver Heritage Register Upgrade".
- B. THAT Council approve the amendments to the Heritage Policies, generally in accordance with Appendix F of the Report dated February 7, 2024, entitled "Vancouver Heritage Register Upgrade".

CARRIED UNANIMOUSLY (Vote No. 10229)

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At this point in the proceedings, it was

MOVED by Councillor Carr
SECONDED by Councillor Klassen

THAT, per section 2.8 (a) of the Procedure By-law, Council extend the meeting past noon to complete the business on the agenda.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

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**4. Closure of a Portion of Road Adjacent 525 Powell Street
August 27, 2024**

THAT Council close and stop-up that approximately 175 square foot (16.2 square metre) portion of road legally described as PID: 015-603-652, The South 7 Feet of Lot 26 Block 42 District Lot 196 Plan 196 (hereinafter, the "Road Portion"), the same as generally shown hatched on the plan attached as Appendix A of the Report dated August 27, 2024, entitled "Closure of a Portion of Road Adjacent 525 Powell Street", subject to the terms and conditions noted in Appendix B of the same report.

ADOPTED ON CONSENT (Vote No. 10231)

**5. Community Housing Incentive Program Grant - ALT Jackson Housing Society
September 11, 2024**

THAT Council approve a grant of up to \$1.8 million from the approved multi-year capital budget for the 2023-2026 Non-Market Housing grant program (CHIP) to ALT Jackson Housing Society, (a society incorporated under the Societies Act (British Columbia)), to assist with the construction of the 172-unit social housing development at 401 Jackson Avenue (the "ALT Jackson Development");

FURTHER THAT the Grant Agreement disbursing the grant be on the terms generally outlined in the Report dated September 11, 2024, entitled "Community Housing Incentive Program grant – ALT Jackson Housing Society" and otherwise satisfactory to the Deputy City Manager and Director of Legal Services;

FURTHER THAT the Deputy City Manager (or their designate) be authorized to execute the Grant Agreement on behalf of the City;

AND FURTHER THAT no legal rights or obligations are created by the approval of the clauses above unless and until the Grant Agreements is executed and delivered by the City and the grant recipient confirms that the funding and financing sources for the Development have been secured to the satisfaction of the Directors of Finance and Legal Services.

ADOPTED ON CONSENT AND
BY THE REQUIRED MAJORITY (Vote No. 10232)

REFERRAL REPORTS

**1. CD-1 Rezoning: 2156-2174 West 14th Avenue
September 24, 2024**

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by HAVN Developments Ltd. on behalf of:

- David Milan Jakovac, the registered owner of 2156 West 14th Avenue [PID 013-886-584; Lot 5 Block 444 District Lot 526 Plan 2300],
- Donald McLeod Anderson and Barbel Lieselotte Henning, the registered owners of 2166 and 2168 West 14th Avenue [PID 013-886-568; Lot 4 Block 444 District Lot 526 Plan 2300],
- Mei Zhen Li, the registered owner of 2172 and 2174 West 14th Avenue [PID 013-886-550; Lot 3 Block 444 District Lot 526 Plan 2300],

to rezone the lands from RT-7 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.6 to 5.8 and the building height from 7.7 m (25 ft.) to 56 m (184 ft.) with additional height for the rooftop amenity to permit a 17-storey mixed-use building containing 170 rental units, of which 20% of the residential floor area will be secured as below-market rental units, and ground floor commercial 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 September 24, 2024, entitled "CD-1 Rezoning: 2156-2174 West 14th Avenue", 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 October 13, 2023, with revisions received January 12, 2024, 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 24, 2024, entitled "CD-1 Rezoning: 2156-2174 West 14th 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 September 24, 2024, entitled “CD-1 Rezoning: 2156-2174 West 14th 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 September 24, 2024, entitled “CD-1 Rezoning: 2156-2174 West 14th Avenue”;

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

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

ADOPTED ON CONSENT (Vote No. 10233)

**2. CD-1 Rezoning: 701 Kingsway
September 24, 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 Qualex-Landmark Living Inc., on behalf of Qualex-Landmark Fraser Holdings Inc., the registered owner of the lands located at 701 Kingsway:
- *PID 009-480-854; Lot 1 Block 102 District Lot 301 Plan 2466,*
 - *PID 009-480-285; Lot 1 Except Portions in Explanatory Plan 16798 and Reference Plan 3452, Now Road Block 102 District Lot 301 Plan 187, and*
 - *PID 009-480-331; Lot 2 Except Portions in Plan 2466 and Reference Plan 1102 Block 102 District Lot 301 Plan 187,*

to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.5 to 8.5 and the maximum building height from 22.0 m (72 ft.) to 84.6 m (278 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 24-storey mixed-use residential building containing 201 rental units, of which 20% of the residential floor area will be for below-market rental units, with commercial space on the ground floor and on level two, 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 September 24, 2024, entitled "CD-1 Rezoning: 701 Kingsway", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by RWA Group Architecture, received January 5, 2024, 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 24, 2024, entitled "CD-1 Rezoning: 701 Kingsway", 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 September 24, 2024, entitled "CD-1 Rezoning: 701 Kingsway", 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 September 24, 2024, entitled “CD-1 Rezoning: 701 Kingsway”;

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. 10234)

**3. CD-1 (843) Text Amendment: 888 West Broadway (Formerly 878-898 West Broadway
September 24, 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 Henriquez Partners Architects, on behalf of Bosa Properties (WB Land) Inc., the registered owner of the lands located at 888 West Broadway [PID 031-273-700; Lot A Block 357 District Lot 526 Group 1 New Westminster District Plan EPP67376] to amend CD-1 (Comprehensive Development) District (843) By-law No. 13588 to increase the building height from 42.3 m (139 ft.) to 51.0 m (167 ft.), to permit the development of two hotel

towers at 15 storeys and 11 storeys, connected by a two-storey podium with commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (843) By-law No. 13588, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated September 24, 2024, entitled "CD-1 (843) Text Amendment: 888 West Broadway (Formerly 878-898 West Broadway)", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Partners Architects, received February 12, 2024, 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 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, 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. 10235)

**4. CD-1 Rezoning: 523-549 East 10th Avenue
September 24, 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 Fastmark Acquisitions Corporation, on behalf of 1422909 B.C.¹ Ltd. the registered owner of the lands located at 523-549 East 10th Avenue [Lots 21 to 17 of Lot A Block 156 District Lot 264A Plans 390 and 1771; PIDs 015-315-959, 005-954-878, 011-851-724, 015-315-941 and 015-315-932 respectively], to rezone a consolidation of the above properties from RT-5 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.75 to 5.8 and the maximum building height from 10.7 m (35 ft.) to 61.6 m (202 ft.) with additional height for the portion of the rooftop amenity, to permit the development of a 19-storey mixed-use rental building containing 175 units, with 20% of the residential floor area for below-market rental units, and a private 25-space childcare facility, 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 September 24, 2024, entitled "CD-1 Rezoning: 523-549 East 10th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects, on behalf of Fastmark Acquisitions Corp received June 13th, 2023 and resubmission plans received February 1st, 2024, 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 24, 2024, entitled "CD-1 Rezoning: 523-549 East 10th 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 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 September 24, 2024, entitled "CD-1 Rezoning: 523-549 East 10th Avenue", be approved.
- D. THAT A to C above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and

¹ Beneficially owned and controlled by Johannes Dieckheuer, Hans Fast, Hans Hammer, and Christoph Wendl

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. 10236)

**5. CD-1 Rezoning: 2175 West 7th Avenue
September 24, 2024**

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Gracorp Properties LP on behalf of Kitsilano West Development Holdings Ltd. the registered owner of the lands located at 2175 West 7th Avenue [*Lots 17 to 19 inclusive, all of Block 284 District Lot 526 Plan 590; PIDs 004-618-998, 004-619-013 and 004-619-030 respectively*], to rezone the lands from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.45 to 6.5 and the building height from 10.7 m (35 ft.) to 61.3 m (201 ft.) to permit a 20-storey residential building, containing 182 market rental housing 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 September 24, 2024, entitled "CD-1 Rezoning: 2175 West 7th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects Inc., received October 30, 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 24, 2024, entitled "CD-1 Rezoning: 2175 West 7th 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 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. 10237)

**6. CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union Street
September 24, 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 Studio One Architecture, on behalf of Hogan's Alley Society, Inc., the registered owner of the lands located at 728-796 Main Street and 205 Union Street [*PID 031-746-713; Lot A Block 20 District Lot 196 Group 1 New Westminster District Plan EPP114015*] to amend the text of CD-1 (Comprehensive Development) District (845) By-law No. 13614 to permit all dwelling uses to be social housing, amend the family housing mix, increase the building height from 35.5 m (116 ft.) to 39 m (127.9 ft.) and the floor space ratio (FSR) from 6.79 to 7.4, be approved in principle;

FURTHER THAT the draft CD-1 By-law to amend CD-1 (845) By-law No. 13614, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated September 24, 2024, entitled "CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union 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 24, 2024, entitled "CD-1 (845) Text Amendment: 728-796 Main Street and 205 Union 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. 10238)

**7. Rezoning: 3983-3991 West 10th Avenue
September 24, 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 HNSA Architecture + Planning Inc, on behalf of:

- Lihan Yang, the registered owner of 3983 West 10th Avenue [PID 010-108-483; Lot 12 Block 184 District Lot 176 Plan 6188], and
- Jian Yu, the registered owner of 3991 West 10th Avenue [PID 006-682-707; Lot 11 Block 184 District Lot 176 Plan 6188],

to rezone the lands 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 24, 2024, entitled "Rezoning: 3983-3991 West 10th Avenue", be approved in principle;

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

B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated September 24, 2024, entitled "Rezoning: 3983-3991 West 10th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

C. THAT 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 24, 2024, entitled "Rezoning: 3983-3991 West 10th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of 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. 10239)

BY-LAWS

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

Councillor Meiszner advised he had reviewed the proceedings related to By-law 6 and would therefore be voting on the enactment.

Councillor Montague advised he had reviewed the proceedings related to By-law 15 and would therefore be voting on the enactment.

MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

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 16 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend the Zoning and Development By-law No. 3575 regarding home-based businesses (By-law No. 14130)
2. A By-law to amend the Zoning and Development By-law No. 3575 regarding the definition of short term rental accommodation (By-law No. 14131)

3. A By-law to amend CD-1 (567) East Fraser Lands Waterfront Precinct By-law No. 10943 for 3480 East Kent Avenue South and 3522 East Kent Avenue South (By-law No. 14132)
(Mayor Sim ineligible to vote)
4. 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 (By-law No. 14133)
5. A By-law to amend the Vancouver Utilities Development Cost Levy By-law No. 12183 regarding miscellaneous amendments (By-law No. 14134)
6. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1749-1769 East 33rd Avenue) (By-law No. 14135)
(Mayor Sim ineligible to vote)
7. A By-law to authorize the amendment of a Heritage Revitalization Agreement authorized by By-law No. 8074 for 1230 Matthews Avenue (By-law No. 14136)
8. A By-law to enact a Housing Agreement for 1522 West 65th Avenue and 6137 Granville Street (By-law No. 14137)
9. A By-law to enact a Housing Agreement for 414 Columbia Street (By-law No. 14138)
10. A By-law to enact a Housing Agreement for 240 Keefer Street (By-law No. 14139)
11. A By-law to enact a Housing Agreement for 5-15 West 2nd Avenue and 1751 Ontario Street (By-law No. 14140)
12. A By-law to amend Subdivision By-law No. 5208 regarding 4426-4464 Knight Street and 1406 East 28th Avenue (By-law No. 14141)
13. A By-law to amend Sign By-law No. 11879 regarding 3231-3245 Fraser Street and 675 East 17th Avenue (By-law No. 14142)
14. A By-law to amend Noise Control By-law No. 6555 regarding 3231-3245 Fraser Street and 675 East 17th Avenue (By-law No. 14143)
15. A By-law to amend Sign By-law No. 11879 regarding 5755-5791 Oak Street and 1008 West 41st Avenue (By-law No. 14144)
(Mayor Sim ineligible to vote)
16. A By-law to amend Noise Control By-law No. 6555 regarding 5755-5791 Oak Street and 1008 West 41st Avenue (By-law No. 14145)

ADMINISTRATIVE MOTIONS

1. **Consequential Amendments to the East Fraser Lands Design Guidelines – Area 1**

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Fry

THAT the updated document entitled “East Fraser Lands Design Guidelines – Area 1” be adopted by Council for use by applicants and staff. Updates have been made in accordance with amendments to CD-1 (567) approved by Council at the Public Hearing on July 12, 2022.

CARRIED UNANIMOUSLY

NOTICE OF COUNCIL MEMBER’S MOTIONS

1. **Requesting the Provincial Government Oversee a City of Vancouver Lobbyist Registry**

Councillor Zhou 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 October 23, 2024, as a Council Members’ Motion.

2. **A Lobbyist Registry for Vancouver**

Councillor Fry 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 October 23, 2024, as a Council Members’ Motion.

3. **Protecting and Enhancing Greenspace for the East End, Chinatown, Hogan’s Alley and Strathcona**

Councillor Fry 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 October 23, 2024, as a Council Members’ Motion.

4. **Reviewing Decision that Reversed Vancouver’s Ban on Climate and Health-Harming Gas in New Homes**

Councillor Carr 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 October 23, 2024, as a Council Members’ Motion.

5. Enhancing Public Safety through Real-Time Access to the City's Traffic Camera Network

Councillor Montague co-submitted with Councillor Meiszner, 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 October 23, 2024, as a Council Members' Motion.

6. Unlocking Community Potential: Collaborating with Faith-Based Groups for Affordable Housing and Social Impact in Vancouver

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 October 23, 2024, as a Council Members' Motion.

7. Establishing a Community Policing Centre in Gastown and Area to Enhance Safety and Security

Mayor Sim 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 October 23, 2024, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Zhou
SECONDED by Councillor Klassen

THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on October 22, 2024, and November 14, 2024, from 6 pm onwards;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on October 22, 2024, from 5 pm onwards;

FURTHER THAT Councillor Fry be granted a Leave of Absence for personal reasons from meetings on October 8, 2024, from 5 pm onwards;

FURTHER THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on November 13, 2024, from 11 am onwards and November 14, 2024, from 6 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on November 27, 2024, from 6 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on November 26, 2024, from 9:30 am to 10:45 am;

FURTHER THAT Mayor Sim be granted a Leave of Absence for civic business from meetings on October 9, 2024, from 3 pm onwards;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on October 9, 2024, from 9:30 am to 12 pm, and October 23, 2024, from 5 pm onwards;

AND FURTHER THAT Councillor Bligh be granted a Leave of Absence for personal reasons from meetings on November 14, 2024, from 5 pm onwards.

CARRIED UNANIMOUSLY

2. Request for Leave of Absence – Councillor Dominato

MOVED by Councillor Dominato

SECONDED by Councillor Meiszner

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

CARRIED UNANIMOUSLY

3. Request for Leave of Absence – Councillor Klassen

MOVED by Councillor Klassen

SECONDED by Councillor Zhou

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

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Temporary Fire Hall Annex on Gore Avenue

Mayor Sim enquired about updates on the temporary fire hall annex on Gore Avenue. The City Manager advised that based on concerns at the site location, staff have paused rezoning work and are currently looking at alternative options that will be presented to Council in the near future.

2. Protest at Vancouver Art Gallery

Councillor Kirby-Yung noted an increase in violence surrounding protests in the city and enquired if the City had been in contact with the VPD regarding an incident at the Vancouver Art Gallery. The City Manager advised that the City is unable to comment on any ongoing investigation and agreed to follow up with the VPD in order to provide a more detailed response.

3. Crane Operation Workplace Safety

Councillor Dominato noted new Provincial safety requirements and enquired if the City is looking at further strategies to increase safety regarding crane operations. The City Manager advised that the City is in contact with WorkSafe BC regarding the recent incident at the Oakridge construction site and agreed to follow up to provide a more detailed response.

4. Vehicle Fire at City Hall

Councillor Carr noted the Vehicle Fire incident at City Hall and enquired if there has been any follow up regarding the individual who lit the fire. The City Manager advised that the City's Corporate Protective Services team has identified that the individual is known to the police and the motivation of the individual had no connection to the City despite the location of the incident.

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 11:50 am.

* * * * *