



COUNCIL MEETING MINUTES

NOVEMBER 12, 2024

A Meeting of the Council of the City of Vancouver was held on Tuesday, November 12, 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
Karen Levitt, Deputy City Manager

CITY CLERK'S OFFICE: Katrina Leckovic, City Clerk
Bonnie Kennett, Meeting Coordinator

* Denotes absence for a portion of the meeting.

ACKNOWLEDGEMENT - James Stanton

The Mayor presented James Stanton, a Canadian Forces veteran, with a certificate of appreciation for being a member of the Remembrance Day Planning Committee and the Master of Ceremonies at the annual Remembrance Day Ceremony at Victory Square, and invited him to the podium to say a few words.

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 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;
- (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. Auditor General – October 17, 2024

MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

THAT the Minutes of the Auditor General meeting of October 17, 2024, be approved.

CARRIED UNANIMOUSLY

2. Council – October 22, 2024

MOVED by Councillor Zhou
SECONDED by Councillor Dominato

THAT the Minutes of the Council meeting of October 22, 2024, be approved.

CARRIED UNANIMOUSLY

3. Public Hearing – October 22, 2024

MOVED by Councillor Montague
SECONDED by Councillor Fry

THAT the Minutes of the Public Hearing of October 22, 2024, be approved.

CARRIED UNANIMOUSLY

4. Council (Policy and Strategic Priorities) – October 23, 2024

MOVED by Councillor Montague
SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of October 23, 2024, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Meiszner
SECONDED by Councillor Kirby-Yung

THAT Council adopt Communication 1, Reports 4 and 6, and Referral Reports 1 to 3, on consent.

CARRIED UNANIMOUSLY

COMMUNICATIONS

1. Correction of Administrative Error – Metro Vancouver Council Representatives

THAT Council amend the previously adopted resolution made at the Standing Committee of Council on Policy and Strategic Priorities on October 23, 2024, and as outlined in the memo from the City Clerk dated November 4, 2024, entitled "Correction of Administrative Error – Metro Vancouver Council Representatives", as follows:

THAT Council approve the following Appointment of Council Representatives to Regional Bodies for the term November 1, 2024, to November 2, 2026:

Metro Vancouver

Directors	Alternates	# of Votes
Councillor Meiszner	Councillor Montague	5 4

ADOPTED ON CONSENT (Vote No. 10300)

REPORTS

1. Seismic Risk and Risk Reduction in Existing Privately Owned Buildings November 1, 2024

Staff from Planning, Urban Design and Sustainability provided a presentation, and along with staff from Development, Buildings and Licensing, and the Vancouver Emergency Management Agency, responded to questions.

* * * * *

During questions to staff, it was

*MOVED by Councillor Fry
SECONDED by Councillor Zhou*

THAT, as per section 5.4(d) of the Procedure By-law, Council be permitted to ask a second round of questions to staff.

*CARRIED UNANIMOUSLY
(Councillors Bligh and Meiszner absent for the vote)*

* * * * *

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

*MOVED by Councillor Klassen
SECONDED by Councillor Carr*

A. THAT Council receive the Report dated November 1, 2024, entitled "Seismic Risk

and Risk Reduction in Existing Privately Owned Buildings” for information.

- B. THAT Council direct staff to engage stakeholder groups on seismic risk and potential seismic risk reduction actions and return to Council in 2025 with a private buildings seismic risk reduction strategy.

CARRIED UNANIMOUSLY (Vote No. 10294)

**2. Sponsorship and Sponsorship Naming Rights Policy
October 30, 2024**

The Chief Strategy Officer and the City Manager responded to questions.

MOVED by Councillor Dominato

SECONDED by Councillor Kirby-Yung

- A. THAT Council rescind the 2006 *Naming Rights Policy, Civic Community Facilities*, (the “2006 Naming Rights Policy”), attached as Appendix A of the Report dated October 30, 2024, entitled “Sponsorship and Sponsorship Naming Rights Policy”, and the 2019 *Sponsorship Policy*, (the “2019 Sponsorship Policy”), attached as Appendix B to the same report;

FURTHER THAT Council approve the *Sponsorship and Sponsorship Naming Rights Policy* (the “2024 Sponsorship Policy”), attached as Appendix C of the above-noted report.

- B. THAT Council direct staff to implement the 2024 Sponsorship Policy, that is contained in Appendix C of the Report dated October 30, 2024, entitled “Sponsorship and Sponsorship Naming Rights Policy”.
- C. THAT, subject to A and B above, Council delegate standing authority:
 - (1) to the City Manager to, in accordance with the 2024 Sponsorship and Sponsorship Naming Rights Policy, to negotiate agreements in which the City agrees to grant Sponsorship or Sponsorship Naming Rights to commercial parties with a value of up to \$3 million; and
 - (2) for execution of such agreements, jointly to the City Manager and the City Solicitor.
- D. THAT Council delegate standing authority to the City Manager to, in accordance with the 2024 Sponsorship Policy as outlined in the Report dated October 30, 2024, entitled “Sponsorship and Sponsorship Naming Rights Policy”, designate a staff member to negotiate, and execute agreements in which the City agrees to grant Sponsorship rights for amounts less than \$50,000.

CARRIED UNANIMOUSLY AND C and D
BY THE REQUIRED MAJORITY (Vote No. 10295)

**3. Rainwater Management to Facilitate New Housing
October 15, 2024**

Staff from Engineering Services, Planning, Urban Design and Sustainability and Development, Buildings and Licensing, responded to questions.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

THAT Council approve, in principle, amendments to the Building By-law, as described in the Report dated October 15, 2024, entitled "Rainwater Management to Facilitate New Housing" and as attached in Appendix A of the same report, to come into force and effect July 1, 2025;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the necessary amendments to the Building By-law, generally in accordance with Appendix A of the above-noted report, immediately after enactment of the 2025 Vancouver Building By-law.

CARRIED UNANIMOUSLY (Vote No. 10296)

**4. Auditor General Committee Recommendations Transmittal Report
October 17, 2024**

THAT Council approve the recommendations from the October 17, 2024, Auditor General Committee meeting as follows:

THAT Council endorse the Auditor General's 2024 budget request of \$2,533,000 to fund the operations of the Office of the Auditor General for 2025 as outlined in the Report dated October 10, 2024, entitled "Office of the Auditor General 2025 Budget Request".

ADOPTED ON CONSENT (Vote No. 10301)

**5. Provincial Housing Targets Order - Progress Report - October 1, 2023 –
September 30, 2024 & Interim Provincial Housing Needs Report
November 1, 2024**

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

MOVED by Councillor Carr
SECONDED by Councillor Dominato

A. THAT Council receive for information and direct staff to submit the Housing Target Progress Report: October 1, 2023 – September 30, 2024, as contained in Appendix A of the Report dated November 1, 2024, entitled "Provincial Housing Targets Order - Progress Report - October 1, 2023 - September 30, 2024 &

Interim Provincial Housing Needs Report”, to the Province by November 14 in order to comply with the requirements under the Provincial Housing Target Order.

- B. THAT Council receive the Interim Housing Needs Report, as contained in Appendix B of the Report dated November 1, 2024, entitled “Provincial Housing Targets Order - Progress Report - October 1, 2023 - September 30, 2024 & Interim Provincial Housing Needs Report”, on January 1, 2025, in order to comply with the Provincial legislative requirements set out in Bill 44 *Housing Statutes (Residential Development) Amendment Act, 2023*, and related regulations.

CARRIED UNANIMOUSLY (Vote No. 10297)

**6. Business Licence Hearing Panels - January to July 2025
September 9, 2024**

THAT Council delegate the holding of hearings under Section 275 or 278, or appeals under Sections 277 of the *Vancouver Charter*, for those hearing dates designated by Council to a panel of three Council Members as follows:

January 28 – 9:30 am

Councillor Bligh – Chair
Councillor Dominato
Councillor Fry
Councillor Carr – Alternate

January 29 – 9:30 am

Councillor Zhou – Chair
Councillor Meiszner
Councillor Montague
Councillor Klassen – Alternate

February 11 – 9:30 am

Councillor Kirby-Yung – Chair
Councillor Carr
Councillor Dominato
Councillor Bligh – Alternate

February 12 – 9:30 am

Councillor Fry – Chair
Councillor Klassen
Councillor Meiszner
Councillor Montague – Alternate

March 4 – 9:30 am

Councillor Montague – Chair
Councillor Carr
Councillor Kirby-Yung
Councillor Zhou - Alternate

March 5 – 9:30 am

Councillor Meiszner – Chair
Councillor Carr
Councillor Klassen
Councillor Fry – Alternate

April 15 – 9:30 am

Councillor Dominato – Chair
Councillor Zhou
Councillor Bligh
Councillor Kirby-Yung - Alternate

April 16 – 9:30 am

Councillor Carr – Chair
Councillor Fry
Councillor Kirby-Yung
Councillor Dominato – Alternate

May 20 – 9:30 am

Councillor Klassen – Chair
Councillor Montague
Councillor Zhou
Councillor Meiszner – Alternate

May 21 – 9:30 am

Councillor Bligh – Chair
Councillor Kirby-Yung
Councillor Fry
Councillor Carr – Alternate

June 24 – 9:30 am

Councillor Kirby-Yung – Chair
Councillor Meiszner
Councillor Montague
Councillor Klassen – Alternate

June 25 – 9:30 am

Councillor Zhou – Chair
Councillor Carr
Councillor Dominato
Councillor Bligh – Alternate

July 15 – 9:30 am

Councillor Fry – Chair
Councillor Klassen
Councillor Meiszner
Councillor Kirby-Yung – Alternate

July 16 – 9:30 am

Councillor Montague – Chair
Councillor Bligh
Councillor Dominato
Councillor Zhou – Alternate

Should any of the above members of Council be unable to attend the hearings, the hearings and the power to make a Council decision in relation to those hearings will be delegated to the remaining two Councillors and alternate Councillor.

ADOPTED ON CONSENT (Vote No. 10303)

**7. Amendments to the Mayor and Councillors Expenses By-Law
October, 21, 2024**

The Acting Director of Business and Election Services / Deputy City Clerk, responded to questions.

MOVED by Councillor Fry
SECONDED by Councillor Carr

- A. THAT Council approve, in principle, proposed amendments to the Mayor and Councillor Expenses By-law generally in accordance with Appendix A of the Report dated October 21, 2024, entitled “Amendments to the Mayor and Councillors Expenses By-Law”.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to amend the Mayor and Councillor Expenses By-law generally in accordance with Appendix A of the Report dated October 21, 2024, entitled “Amendments to the Mayor and Councillors Expenses By-Law”.

CARRIED UNANIMOUSLY (Vote No. 10298)

REFERRAL REPORTS

1. **CD-1 Rezoning: 1726 West 11th Avenue October 29, 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 Sightline Properties on behalf of Jordan Holdings Ltd., the registered owner of the lands located at 1726 West 11th Avenue [*Lots 6 to 10, all of Block 388 District Lot 526 Plan 1949; PIDs 014-183-714, 014-183-722, 014-183-731, 014-183-749 and 014-183-757 respectively*] to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.0 to 6.8 and the building height from 36.6 m (120 ft.) to 62.3 m (207 ft.), with additional height for the portion with rooftop amenity, to permit a 19-storey and a 20-storey mixed-use tower containing rental residential 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 October 29, 2024, entitled "CD-1 Rezoning: 1726 West 11th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Ciccozzi Architecture and provided to the City on October 17, 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 October 29, 2024, entitled "CD-1 Rezoning: 1726 West 11th Avenue", be approved in principle, 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 October 29, 2024, entitled "CD-1 Rezoning: 1726 West 11th Avenue", be approved in principle, 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 October 29, 2024, entitled "CD-1 Rezoning: 1726 West 11th Avenue", be approved in principle;

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. 10306)

**2. CD-1 Text Amendment: 8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario Street)
October 29, 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 Chard Development Ltd., on behalf of Brontario Properties Inc., the registered owner of the lands at 8 East Broadway (formerly 2-24 East Broadway and 2520 Ontario Street) [*PID 031-721-231: Lot A Block 27*

District Lot 302 Group 1 New Westminster District Plan EPP121271], to amend the text of CD-1 (826) (Comprehensive Development) District By-law No. 13478 to increase the maximum floor space ratio (FSR) from 7.50 to 8.50 and the maximum building height from 45.1 m (148 ft.) to 62 m (203 ft.), with additional height for the portion with rooftop amenity, to permit the development of a 21-storey mixed-use rental building containing commercial uses and a private childcare facility 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 October 29, 2024, entitled "CD-1 Text Amendment: 8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario 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 August 15, 2023, and resubmission plans received April 10, 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 October 29, 2024, entitled "CD-1 Text Amendment: 8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario 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. 10308)

**3. CD-1 Rezoning: 1365 West 12th Avenue
October 29, 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 1343153 B.C. Ltd.¹, the registered owner of the lands located at 1365 West 12th Avenue [*Lots 17 and 18 of Block 392 District Lot 526 Plan 1276; PIDs 006-267-351 and 006-267-408*], to rezone the lands from RM-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.0 to 6.8 and the maximum building height from 36.6 m (120 ft.) to 63.1 m (207 ft.) with additional height for the rooftop amenity, to permit the development of a 20-storey mixed-use building containing 97 rental housing units, of which 20% of the residential floor area will be secured as below-market rental 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 October 29, 2024, entitled "CD-1 Rezoning: 1365 West 12th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Sea to Sky Architecture Inc., received December 22, 2022, and supplemental drawings received on July 3, 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 October 29, 2024, entitled "CD-1 Rezoning: 1365 West 12th 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 new CD-1, generally as set out in

¹ Represented by Urban Strategies Inc.

Appendix C of the Referral Report dated October 29, 2024, entitled “CD-1 Rezoning: 1365 West 12th 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 October 29, 2024, entitled “CD-1 Rezoning: 1365 West 12th 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. 10310)

BY-LAWS

Councillors Kirby-Yung and Klassen advised they had reviewed the proceedings related to By-laws 5 and 6 and would therefore be voting on the enactment.

Councillors Klassen, Meiszner, Montague and Zhou advised they had reviewed the proceedings related to By-laws 9 and 11 and would therefore be voting on the enactments.

Councillors Bligh and Dominato advised they had reviewed the proceedings related to By-law 12 and would therefore be voting on the enactment.

MOVED by Councillor Carr
SECONDED by Councillor Meiszner

THAT Council, except for those members ineligible to vote as noted below, enact the by-law listed on the agenda for this meeting as number 5, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

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Prior to the vote on by-laws 1 to 4 and 6 to 18, Mayor Sim declared a conflict of interest on by-laws 1 and 2 as he has businesses in the City and region that apply for business licences.

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MOVED by Councillor Dominato
SECONDED by Councillor Montague

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 4 inclusive and 6 to 18 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to enter into an Inter-municipal Business Licence Scheme (By-law No. 14158)
(Mayor Sim ineligible to vote due to conflict of interest)
2. A By-law to enter into an agreement among the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, and the City of Vancouver (the "Participating Municipalities") regarding an Inter-municipal Business Licence Scheme (By-law No. 14159)
(Mayor Sim ineligible to vote due to conflict of interest)
3. A By-law to repeal By-law No. 13063 authorizing a Housing Agreement for 2735 East Hastings Street (388 Slocan Street) (By-law No. 14160)
4. A By-law to amend the Sewer and Watercourse By-law No. 8093 regarding notices and orders (By-law No. 14161)
5. A By-law to amend the Zoning and Development By-law No. 3575 regarding Seniors Housing Strategy related amendments (By-law No. 14162)
(Mayor Sim ineligible to vote)
6. A By-law to amend Sign By-law No. 11879 regarding Seniors Housing Strategy related amendments (By-law No. 14163)
(Mayor Sim ineligible to vote)
7. A By-law to amend Parking By-law No. 6059 regarding Seniors Housing Strategy related amendments (By-law No. 14164)
8. A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 regarding Seniors Housing Strategy related amendments (By-law No. 14165)
9. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (357-475 West 41st Avenue) (By-law No. 14166)
(Mayor Sim ineligible to vote)
10. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2518-2540 Grandview Highway South) (By-law No. 14167)

11. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2037-2061 East Broadway) (By-law No. 14168)
(Mayor Sim ineligible to vote)
12. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from R1-1 to RR-2B (1522 West 45th Avenue and 6137 Granville Street) (By-law No. 14169)
(Mayor Sim ineligible to vote)
13. A By-law to enact a Housing Agreement for 906-982 West 18th Avenue and 907-969 West 19th Avenue (By-law No. 14170)
14. A By-law to enact a Housing Agreement for 3529 - 3589 Arbutus Street and 2106 West 19th Avenue (By-law No. 14171)
15. A By-law to enact a Housing Agreement for 4949 – 5255 Heather Street and 657 – 707 West 37th Avenue – Parcel B (By-law No. 14172)
16. A By-law to enact a Housing Agreement for 4949 – 5255 Heather Street and 657 – 707 West 37th Avenue – Parcel F (By-law No. 14173)
17. A By-law to enact a Housing Agreement for 314 – 328 West Hastings Street (By-law No. 14174)
18. A By-law to amend the Licence By-law No. 4450 regarding miscellaneous amendments (By-law No. 14175)

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At this point in the proceedings, it was

*MOVED by Councillor Carr
SECONDED by Councillor Zhou*

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

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

ADMINISTRATIVE MOTIONS

1. Approval of Form of Development: 4065 Victoria Drive

*MOVED by Councillor Zhou
SECONDED by Councillor Montague*

THAT the form of development for this portion of the site known as 4065 Victoria Drive be approved generally as illustrated in the Development Application Number DP-2023-

00515, prepared by DA Architects + Planners, and submitted electronically on August 29, 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

2. Approval of Form of Development: 1025 West 42nd Avenue (Formerly 5755-5791 Oak Street and 1008 West 41st Avenue)

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT the form of development for this portion of the site known as 1025 West 42nd Avenue (formerly 5755-5791 Oak Street and 1008 West 41st Ave) be approved generally as illustrated in the Development Application Number DP-2024-00061, prepared by Arcadis and submitted electronically on February 7, 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

3. Approval of Form of Development: 475 West 41st Avenue (Formerly 357 West 41st Avenue)

MOVED by Councillor Dominato
SECONDED by Councillor Montague

THAT the form of development for this portion of the site known as 475 West 41st Avenue (formerly 357 West 41st Avenue) be approved generally as illustrated in the Development Application Number DP-2022-00716, prepared by Arcadis and submitted electronically on September 26, 2022, 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

4. Approval of Form of Development: 2518 Grandview Highway South

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

THAT the form of development for this portion of the site known as 2518 Grandview Highway South be approved generally as illustrated in the Development Application Number DP-2024-00043, prepared by S2 Architecture, and submitted electronically on February 9, 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

5. Approval of Form of Development: 1060 Barclay Street (Formerly 1040-1080 Barclay Street)

MOVED by Councillor Montague
SECONDED by Councillor Klassen

THAT the form of development for this portion of the site known as 1060 Barclay Street (formerly 1040-1080 Barclay Street) be approved generally as illustrated in the Development Application Number DP-2023-00651, prepared by Perkins&Will, and submitted electronically on October 6, 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 MEMBER'S MOTIONS

1. Streamlining Regulations for Local Business through Multi-Year Business License Applications

Councillor Kirby-Yung co-submitted with Councillor Montague 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 November 27, 2024, as a Council Members' Motion.

2. Advocating for Climate-Resilient Housing Standards in Response to Extreme Heat Events

Councillor Dominato 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 November 27, 2024, as a Council Members' Motion.

3. Ensuring Councillors Motions Maintain Public Confidence in the Good Rule of the City

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 November 27, 2024, as a Council Members' Motion.

4. Formalizing the 100 Block of Robson Street as a Dedicated Fan Zone

Councillor Meiszner 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 November 27, 2024, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Klassen

SECONDED by Councillor Dominato

THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on November 26 and 27, 2024;

FURTHER THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on November 27, 2024, from 6 pm onwards;

FURTHER THAT Councillor Fry be granted a Leave of Absence for personal reasons from meetings on November 28, 2024, from 6 pm onwards;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on November 13, 2024, from 1 pm onwards, November 14, 2024, from 6 pm onwards, and November 15, 2024, from 9:30 am to 2 pm;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on November 13, 2024, from 9 am to 10 am, and December 11, 2024, from 11 am to 3 pm;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for personal reasons from meetings on November 13, 2024, from 10 am onwards;

FURTHER THAT Councillor Montague be granted a Leave of Absence for personal reasons from meetings on April 16, 2025, April 29, 2025 and April 30, 2025;

AND FURTHER THAT Councillor Carr be granted a Leave of Absence for personal reasons from meetings on November 28, 2024, from 6 pm onwards.

CARRIED UNANIMOUSLY

2. Requests for Leaves of Absence

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Montague

THAT Councillor Klassen be granted a Leave of Absence for civic business from meetings on November 27, 2024, from 6 pm onwards;

FURTHER THAT Councillor Klassen be granted a Leave of Absence for personal reasons from meetings on December 10 and 11, 2024;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on November 28, 2024, from 6 pm onwards;

FURTHER THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on November 26, 2024, from noon onwards;

AND FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on November 26, 2024, from 1 to 4 pm; November 27, 2024, from 4 pm onwards, and November 28, 2024, from 6 pm onwards.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. **Property at 414 East 10th Avenue**

Councillor Fry enquired about the status of the property at 414 East 10th Avenue. He noted numerous fire code violations and multiple fires have occurred at the apartment building that once stood on this site and the property has recently been listed for sale. He also enquired about any legal proceedings against the property owners and whether there are requirements under the Tenant Relocation and Protection Policy (TRPP) that could be applied at the Development Permit stage. The City Manager responded and agreed to follow up regarding legal proceedings against the property owners and whether the TRPP would apply to this site.

2. **Collapsed Garage in Kitsilano**

Councillor Dominato asked for an update on the property in Kitsilano where there are safety concerns surrounding a garage that had recently collapsed and whether the property owners have been reached. The City Manager responded and agreed to follow up.

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 12:04 pm.

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