



REGULAR COUNCIL MEETING MINUTES

OCTOBER 17, 2017

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 17, 2017, at 9:37 am, in the Council Chamber, Third Floor, City Hall.

PRESENT: Mayor Gregor Robertson
Councillor George Affleck
Councillor Adriane Carr
Councillor Melissa De Genova*
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie*
Councillor Andrea Reimer*
Councillor Tim Stevenson

ABSENT: Councillor Elizabeth Ball (Medical Leave)

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager

CITY CLERK'S OFFICE: Janice MacKenzie, City Clerk
Nicole Ludwig, Meeting Coordinator

*Denotes absence for a portion of the meeting.

WELCOME

Mayor Robertson acknowledged we are on the traditional unceded territories of the Musqueam, Squamish and Tsleil-Waututh Nations.

IN CAMERA MEETING

MOVED by Councillor Deal
SECONDED by Councillor Jang

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:

(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;

(g) litigation or potential litigation affecting the city;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)

ADOPTION OF MINUTES

1. Regular Council - October 3, 2017

MOVED by Councillor Jang
SECONDED by Councillor Deal

THAT the Minutes of the Regular Council meeting of October 3, 2017, be approved.

CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)

2. Regular Council (Policy and Strategic Priorities) - October 4, 2017

MOVED by Councillor Stevenson
SECONDED by Councillor Deal

THAT the Minutes of the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of October 4, 2017, be approved.

CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)

MATTERS ADOPTED ON CONSENT

Prior to the vote, Councillor De Genova declared Conflict of Interest on Policy Report 6, as she has a close relative involved with the proposed development.

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT Council adopt Administrative Reports 2, 3, 5 and 6, and Policy Reports 1 to 7, on consent.

CARRIED UNANIMOUSLY
(Councillor De Genova ineligible for the vote on Policy Report 6 due to Conflict of Interest)
(Councillor Reimer absent for the vote)

REPORT REFERENCE

1. Planning and Development Priority Projects and Processing Times

Kaye Krishna, General Manager of Development, Buildings and Licensing, and Gil Kelley, General Manager of Planning, Urban Design and Sustainability, provided an update on priority projects in their departments, permit processing times, proposed action plans, and noted that the number of rezoning applications has increased along with the complexity of proposals. Ms. Krishna and Mr. Kelley also responded to questions.

2. City Core 2050 and Related Planning Programs

Gil Kelley, General Manager of Planning, Urban Design and Sustainability, presented the Administrative Report dated October 4, 2017, entitled "City Core 2050 and Related Planning Programs", which included an overview of the Employment Lands, Central Waterfront, Civic/Health Care Precinct, Broadway Corridor, and False Creek South. Mr. Kelley also responded to questions.

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Council recessed at 11:56 am and reconvened at 2:07 pm.

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3. Earthquake Preparedness Strategy - 2017 Update

Daniel Stevens, Director of Emergency Management, and Jerry Dobrovolny, General Manager of Engineering Services, provided an update on the city's earthquake preparedness strategy including an overview of workshops to build resilient communities, Volunteer Vancouver corps deployment, critical infrastructure and seismic upgrading. Mr. Stevens and Mr. Dobrovolny, along with Chief Darrell Reid, Vancouver Fire and Rescue Services, Kaye Krishna, General Manager of Development, Building and Licensing, and Danica Djurkovic, Director of Facilities Planning and Development, also responded to questions.

Councillor Reimer requested information on the danger of fire during and after an earthquake, particularly on how the risk of explosion between natural gas leaks and overhead electrical wires can be reduced, and how resiliency in higher-density areas can be increased.

ADMINISTRATIVE REPORTS

1. Year 2018 Licence Fee Increase Report October 3, 2017

MOVED by Councillor Reimer
SECONDED by Councillor Jang

- A. THAT Council approve in principle amendments to the License By-law No. 4450 and Vehicles for Hire By-law No. 6066 as follows:

- i. Increases in vehicles for hire and business licence fees, generally in accordance with Appendices A and B of the Administrative Report dated October 3, 2017, entitled "Year 2018 Licence Fee Increase Report";
 - ii. Increases in business licence fees for marina operators who host live-aboard boats, reflecting an increase in residential property taxes in 2017, as indicated in Table 1 of the above-noted report.
- B. THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Licence By-law No. 4450 and the Vehicles for Hire By-law No. 6066, generally in accordance with the fee schedules attached to the Administrative Report dated October 3, 2017, entitled "Year 2018 Licence Fee Increase Report", to be effective January 1, 2018.

CARRIED (Vote No. 02235)
(Councillors Affleck and De Genova opposed)
(Councillor Louie absent for the vote)

**2. Year 2018 Animal Licence and Services Inflationary Fee Increase
September 28, 2017**

- A. THAT Council approve in principle amendments to the Animal Control By-law No. 9150 as follows:
 - i. Increases in dog licence and animal service fees, generally in accordance with Appendix A of the Administrative Report dated September 28, 2017, entitled "Year 2018 Animal Licence and Services Inflationary Fee Increase".
- B. THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Animal Control By-law No. 9150, generally in accordance with the attached fee schedule in Appendix A of the Administrative Report dated September 28, 2017, entitled "Year 2018 Animal Licence and Services Inflationary Fee Increase", to be effective January 1, 2018.

ADOPTED ON CONSENT (Vote No. 02250)

**3. Downtown Eastside (DTES) Projects Funding Update: Chinese Society Buildings Matching Grant Program Final Report and Community Economic Development (CED) Funding Allocation
September 19, 2017**

- A. THAT Council approve the allocation of \$23,186 from unspent matching grants funds (Appendix A of the Administrative Report dated September 19, 2017, entitled "Downtown Eastside (DTES) Projects Funding Update: Chinese Society Buildings Matching Grant Program Final Report and Community Economic Development (CED) Funding Allocation") to the Yue Shan Society to support unforeseen structural repairs beyond the scope of their 2015 matching grant.

- B. THAT Council approve the re-allocation of \$404,866 from unspent matching grants funds (Appendix A of the Administrative Report dated September 19, 2017, entitled "Downtown Eastside (DTES) Projects Funding Update: Chinese Society Buildings Matching Grant Program Final Report and Community Economic Development (CED) Funding Allocation) from the *Chinese Society Buildings Matching Grant Program* to the *Chinese Society Legacy Program*.
- C. THAT Council approve the allocation of \$60,000 to hire a consultant for a study focused on unpermitted vending in the Downtown Eastside and areas near transit stations; source of funding is the 2017 DTES Capital Budget.

ADOPTED ON CONSENT AND
A BY THE REQUIRED MAJORITY (Vote No. 02251)

**4. Licence Agreement for Portions of City Owned Land at 215 West 1st Avenue and 1850 Spyglass Place to Cultivate Canada for Urban Agriculture
October 7, 2017**

MOVED by Councillor Reimer
SECONDED by Councillor Carr

- A. THAT Council authorize the Director of Real Estate Services to prepare a Licence agreement with Cultivate Canada Society (dba Sole Food Street Farms), for portions of City owned properties located at:
 - a. 215 West 1st Avenue, legally described as PID 026-979-772 Lot 327 False Creek Plan BCP28525 and PID: 026-979-781, Lot 328 False Creek Plan BCP28525; and
 - b. 1850 Spyglass Place, legally described as PID 026-498-502 Lot 308 except Part on Plan BCP20724 False Creek Plan BCP20723.
- B. THAT Council direct that the proposed Licence be for a term of 3 years at a nominal rental rent of \$10.00 for the term, and include an early termination provision in favour of the City upon 6 months notice. All terms and conditions to be to the satisfaction of the General Manager of Community Services, the General Manager of Real Estate and Facilities Management and the Director of Legal Services.

This represents an estimated annual rent subsidy for the portion of the property totalling \$125,000 per year (for interim surface land use).

- C. THAT no legal rights or obligations will arise or be created by Council's adoption of A and B above unless and until all legal documentation has been executed and delivered by the respective parties.
- D. THAT Council authorize a grant of \$34,000 to Cultivate Canada Society to support urban agriculture start up at the new location. Source of funds to be the 2017 Social Innovation Project grants budget.

CARRIED UNANIMOUSLY AND
B AND D BY THE REQUIRED MAJORITY (Vote No. 02236)
(Councillor Louie absent for the vote)

**5. Capital Grant Towards Renovations for the Downtown Eastside Women's Centre Association 24/7 Shelter in Partnership with BC Housing
October 3, 2017**

- A. THAT Council approve a one-time Capital Grant of up to \$250,000 to the Downtown Eastside Women's Centre Association to cover a portion of capital improvements to the ground floor of 412/420 E Cordova Street (PID: 007-209-223, Lot B, Block 57, District Lot 196, Plan 18161); the source of funding is the 2015-2018 Capital Plan (Community Facilities/Granting Programs). Expenditures in 2017 will be managed within the current overall Capital Expenditure Budget; expenditures planned for 2018 will be brought forward as part of the 2018 Annual Capital Budget process.
- B. THAT Council authorize the General Manager of Community Services to negotiate and execute agreements to disperse the grant described in A above on the terms and conditions set out herein or such other terms and conditions as are satisfactory to the General Manager of Community Services and Director of Legal Services.
- C. THAT no legal rights or obligations 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 respective parties.

ADOPTED ON CONSENT AND
A BY THE REQUIRED MAJORITY (Vote No. 02252)

**6. Application for Payment-in-Lieu of Parking at 855 Granville Street
August 21, 2017**

- A. THAT Council approve in principle the offer of payment-in-lieu (PIL) in the amount of \$101,000 for the waiver of five commercial parking spaces required by Section 4.1.2 of the Parking By-law for the development application at 855 Granville Street.
- B. THAT Council direct the payment of \$101,000 into the Pay-in-Lieu Parking Reserve: Off-Street Parking.
- C. THAT the Director of Legal Services be requested to bring forward a By-law to amend Schedule A of the Parking By-law pursuant to Section 4.12.5 to effect this waiver.

ADOPTED ON CONSENT (Vote No. 02253)

POLICY REPORTS

1. CD-1 Rezoning: 5110 Cambie Street September 5, 2017

A. THAT the application by Billard Architecture Inc. on behalf of 1063570 B.C. Ltd., the registered owners, to rezone 5110 Cambie Street [*PID 010-152-288; Lot 12, Block 840, District Lot 526, Plan 8324*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.40 and the height from 10.7 m (35 ft.) to 20.1 m (66 ft.) to permit the development of a six-storey residential building, containing a total of 12 dwelling units, be referred to a Public Hearing together with:

- (i) plans prepared by Billard Architecture Inc., received October 19, 2016;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 5110 Cambie Street"; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A of the above-noted report for consideration at Public Hearing.

B. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated September 5, 2017, entitled "CD-1 Rezoning: 5110 Cambie 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 CD-1 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 and any expenditure of funds or incurring of costs is at the sole risk of the person making the expenditures or incurring the costs;
- (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 sole 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.

2. **CD-1 Rezoning: 3030-3038 Commercial Drive
October 3, 2017**

- A. THAT the application by Gair Williamson Architects Inc., on behalf of 3060 Commercial Drive Nominee Ltd., to rezone 3030-3038 Commercial Drive [Lot E of Lot C, Block 169, District Lot 264A, Plan 21242; PID: 007-494-939] from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 3.00 to 4.10 and the building height from 13.8 m (45.3 ft.) to 22.7 m (74.5 ft.) to permit the development of a six-storey mixed-use building with at-grade commercial uses and 43 secured market rental housing units, be referred to a public hearing, together with:
- (i) plans prepared by Gair Williamson Architects Inc., received May 25, 2016 with amendments received on February 21, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated October 3, 2017, entitled: CD-1 Rezoning: 3030-3038 Commercial Drive"; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A of the above-noted report for consideration at the public hearing.

- B. THAT, if after public hearing Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated October 3, 2017, entitled: CD-1 Rezoning: 3030-3038 Commercial Drive", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by the above-noted report.
- C. THAT the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated October 3, 2017, entitled: CD-1 Rezoning: 3030-3038 Commercial Drive", be referred to the same Public Hearing noted in A above;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C of the above-noted report, for consideration at the Public Hearing.

- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated October 3, 2017, entitled: CD-1 Rezoning: 3030-3038 Commercial Drive";

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

- E. THAT A through 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;
 - (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. 02244)

**3. CD-1 Rezoning: 8615 Laurel Street
October 3, 2017**

- A. THAT the application by Birmingham and Wood on behalf of 8615 Laurel Street Holdings Ltd., the registered owner, to rezone 8615 Laurel Street [*PID:029-934-672; Lot A, Block C, District Lot 319, Group 1, New Westminster District Plan EPP64060*], from RM-3A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.45 to 2.50 and to increase the height from 10.7 m (35 ft.) to 20.1 m (66 ft.), to permit the development of a six-storey residential building, containing a total of 65 for-profit affordable rental housing units, be referred to a public hearing together with:
- (i) plans prepared by Birmingham and Wood, received on January 27, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated October 3, 2017, entitled "CD-1 Rezoning: 8615 Laurel Street"; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A of the above-noted report for consideration at Public Hearing.

- B. THAT, if after public hearing, Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated October 3, 2017, entitled "CD-1 Rezoning: 8615 Laurel Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the property owner and their mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by the above-noted report.

- 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;
 - (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. 02245)

4. CD-1 Rezoning and Heritage Designation: 1920 Southwest Marine Drive (Casa Mia) October 3, 2017

- A. THAT the application by IBI Group, on behalf of Maureen Mae McIntosh and Roy Alison McIntosh, the registered owners, and The Care Group, to rezone 1920 Southwest Marine Drive [*PID: 004-174-011; Lot 2, Blocks 12, O and R, District Lot 317, Plan 19773*] from RS-1 (One-Family Dwelling) to a CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 0.93 for an addition to the heritage "A" listed Casa Mia estate building to permit the entire structure to be used as a 90-bed Community Care Facility for seniors, be referred to a Public Hearing, together with:
- (i) plans prepared by IBI Group, received April 21, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated October 3, 2017, entitled "CD-1 Rezoning and Heritage Designation: 1920 Southwest Marine Drive (Casa Mia)"; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A of the above-noted report for consideration at Public Hearing.

- B. THAT the heritage designation of the heritage building known as "Casa Mia" at 1920 Southwest Marine Drive [*PID: 004-174-011; Lot 2, Blocks 12, O and R, District Lot 317, Plan 19773*] listed in the "A" evaluation category of the Vancouver Heritage Register, as protected heritage property be referred to the same Public Hearing noted in A above;

FURTHER THAT the Director of Legal Services be instructed to prepare a Heritage Designation By-law generally in accordance with Appendix C of the Policy Report dated October 3, 2017, entitled "CD-1 Rezoning and Heritage Designation: 1920 Southwest Marine Drive (Casa Mia)" for consideration at the Public Hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Policy Report dated October 3, 2017, entitled "CD-1 Rezoning and Heritage Designation: 1920 Southwest Marine Drive (Casa Mia)";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendments to the Subdivision By-law at the time of enactment of the CD-1 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 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;
 - (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. 02246)

**5. CD-1 Rezoning: 3681 Victoria Drive and 1915 Stainsbury Avenue
September 19, 2017**

- A. THAT the application by Yamamoto Architecture Inc., on behalf of DVRM Investments Ltd., to rezone 3681 Victoria Drive [*PID: 009-420-185; Lot A, Block A, District Lot 195, Plan 10286*] and 1915 Stainsbury Avenue [*PID: 009-420-240; Lot 8, Block A, District Lot 195, Plan 10286*] from MC-1 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 2.50 to 2.57 and the building height from 13.8 (45.3 ft.) to 19.6 m (64.3 ft.), to permit the development of two six-storey residential buildings with a total of 153 secured market rental housing units, including artist live-work studios, be referred to a public hearing, together with:
- (i) plans prepared by Yamamoto Architecture Inc., received August 8, 2016, and revised October 31, 2016, and March 10, 2017;

- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 19, 2017, entitled "CD-1 Rezoning: 3681 Victoria Drive and 1915 Stainsbury Avenue"; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A of the above-noted report for consideration at the public hearing.

- B. THAT, if after public hearing, Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated September 19, 2017, entitled "CD-1 Rezoning: 3681 Victoria Drive and 1915 Stainsbury Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the property owner(s) and their mortgagee(s) prior to enactment of the CD-1 By-law contemplated by the above-noted report.

- C. THAT the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated September 19, 2017, entitled "CD-1 Rezoning: 3681 Victoria Drive and 1915 Stainsbury Avenue", be referred to the same public hearing noted in A above;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C of the above-noted report, for consideration at the public hearing.

- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C of the Policy Report dated September 19, 2017, entitled "CD-1 Rezoning: 3681 Victoria Drive and 1915 Stainsbury 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 amending 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;

- (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. 02247)

6. CD-1 Rezoning: 521-527 West 8th Avenue
September 19, 2017

- A. THAT the application by Musson Cattell Mackey Partnership, on behalf of VANLUX West 8th Inc., to rezone 521-527 West 8th Avenue [*Lots 16 and 17, Except the north 10 feet now lane, Block 320, District Lot 526, Plan 590; PIDs: 004-316-703 and 004-309-707 respectively*] from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 3.00 to 6.51 and the building height to 33.3 m (109.3 ft.) to permit the development of an eight-storey office building with commercial retail use at grade, be referred to a public hearing, together with:
 - (i) plans prepared by Musson Cattell Mackey Partnership, received December 9, 2016, and revised March 14, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated September 19, 2017, entitled "CD-1 Rezoning: 521-527 West 8th Avenue"; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A of the above-noted report for consideration at the public hearing.

- B. THAT the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated September 19, 2017, entitled "CD-1 Rezoning: 521-527 West 8th Avenue", be referred to the same public hearing noted in A above;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C of the above-noted report, for consideration at the public hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include the CD-1 By-law and to provide parking regulations generally as set out in Appendix C of the Policy Report dated September 19, 2017, entitled "CD-1 Rezoning: 521-527 West 8th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law at the time of enactment of the CD-1 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 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 bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
 - (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. 02248)

**7. CD-1 Text Amendment: 1523 Davie Street (Gabriola Mansion)
October 3, 2017**

- A. THAT the application by Ankenman Marchand Architects, on behalf of Mansion on Davie Holdings Ltd., to amend CD-1(248) By-law No. 6564 for 1523 Davie Street (Gabriola Mansion) [*Lots 13, 14 and 15, Block 49, District Lot 185, Plan 92; PIDs: 015-758-133, 015-758-141 and 015-758-168 respectively*] to increase the maximum floor space ratio from 0.35 to 0.87 to allow for the conversion and expansion of the existing heritage building into 16 rental dwelling units and the construction of four rental infill townhouses in the northeast corner of the site along the lane, be referred to public hearing together with:
- (i) plans prepared by Ankenman Marchand Architects, received April 28, 2017;
 - (ii) draft by-law amendments, generally as presented in Appendix A of the Policy Report dated October 3, 2017, entitled "CD-1 Text Amendment: 1523 Davie Street (Gabriola Mansion)"; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A of the above-noted report, for consideration at public hearing.

- B. THAT the designation of certain interior, exterior and landscaping features (the "heritage features") of the Gabriola Mansion and surrounding lands as protected heritage property be referred to the same public hearing noted in A above and, pursuant to Sections 593 and 594 of the *Vancouver Charter*, Council consider designating the heritage features as protected heritage property.

FURTHER THAT the Director of Legal Services be instructed to bring forward the Heritage Designation By-law, generally as set out in Appendix C of the Policy Report dated October 3, 2017, entitled "CD-1 Text Amendment: 1523 Davie Street (Gabriola Mansion)", for consideration at the public hearing.

- C. THAT, if after Public Hearing Council approves in principle this rezoning and the Housing Agreement described in Appendix B of the Policy Report dated October 3, 2017, entitled "CD-1 Text Amendment: 1523 Davie Street (Gabriola Mansion)", the Director of Legal Services be instructed to prepare a by-law pursuant to Section 565.2 of the *Vancouver Charter* authorizing the City to enter into a Housing Agreement with the owner of the site to secure 20 dwelling units as rental on such terms and conditions as are described further in the above-noted report and are satisfactory to the Director of Legal Services and the General Manager of Community Services.
- 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 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;
 - (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. 02249)

BY-LAWS

Councillor Affleck advised he had reviewed the proceedings of the meeting related to by-law 8 and would be voting on the enactment.

Councillor Louie advised he had reviewed the proceedings of the meetings related to by-laws 8 and 11, and would be voting on the enactments.

MOVED by Councillor Deal
SECONDED by Councillor Jang

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

CARRIED UNANIMOUSLY

1. A By-law to exempt from taxation certain lands and improvements pursuant to section 396 of the Vancouver Charter (By-law No. 11923)
2. A By-law to amend Subdivision By-law No. 5208 (4983-5007 Quebec Street) (By-law No. 11924)
3. A By-law to amend Subdivision By-law No. 5208 (151-157 West 41st Avenue) (By-law No. 11925)
4. A By-law to repeal Heritage Revitalization Agreement By-law No. 8878 and to amend Heritage Designation By-law No. 8879 (1380 Hornby Street and 801 Pacific Street - The Leslie House) (By-law No. 11926)
(Mayor Robertson ineligible for the vote)
5. A By-law to amend Animal Control By-law No. 9150 regarding 2018 fee increases (By-law No. 11927)
6. A By-law to amend License By-law No. 4450 regarding 2018 fee increases (By-law No. 11928)
7. A By-law to amend Vehicles for Hire By-law No. 6066 regarding 2018 fees (By-law No. 11929)
8. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (725-747 Southeast Marine Drive) (By-law No. 11930)
(Councillor Reimer ineligible for the vote)
9. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (5030-5070 Cambie Street) (By-law No. 11931)
(Councillor De Genova and Mayor Robertson ineligible for the vote)
10. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (505 West 62nd Avenue) (By-law No. 11932)
(Councillor Stevenson ineligible for the vote)
11. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1495 West 8th Avenue) (By-law No. 11933)
12. A By-law to enact a Housing Agreement for 1837-1847 Main Street, 180 East 2nd Avenue and 157-185 East 3rd Avenue (1837-1847 Main Street, 180 East 2nd Avenue and 157-185 East 3rd Avenue) (By-law No. 11934)

MOTIONS

A. Administrative Motions

1. Approval of Form of Development - 1755 West 14th Avenue

MOVED by Councillor Louie

SECONDED by Councillor Reimer

THAT the form of development for this portion of the site known as 1755 West 14th Avenue be approved generally as illustrated in the Development Application Number DP-2016-00389, prepared by Musson Cattell Mackey Partnership, and stamped "Received, Community Services Group, Planning and Development Services", on June 7, 2017, 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 - 1568 Alberni Street

MOVED by Councillor Louie

SECONDED by Councillor Reimer

THAT the form of development for this portion of the site known as 1550 Alberni Street (1568 Alberni Street being the application address) be approved generally as illustrated in the Development Application Number DP-2016-00640, prepared by Merrick Architecture-Borowski Sakumoto Fligg McIntyre Ltd., and stamped "Received, Community Services Group, Planning and Development Services", on May 23, 2017, 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

B. Motions on Notice

1. Request for Leave of Absence

MOVED by Councillor Stevenson

SECONDED by Councillor De Genova

THAT Councillor Carr be granted Leave of Absence for Personal Reasons for all meetings to be held December 14, 19, and 21, 2017.

CARRIED UNANIMOUSLY (Vote No. 02254)

2. Prioritizing New Pre-sale Homes for Vancouver Residents

The following motion contains a change to the original Motion on Notice which was accepted by Council.

MOVED by Mayor Robertson
SECONDED by Councillor Louie

WHEREAS

1. The City's new housing strategy aims to create 72,000 new homes over 10 years, to be affordable for people who live and work in Vancouver;
2. Vancouver's Housing Reset focuses on the 'right supply,' by creating new housing for people who live and work in Vancouver;
3. Vancouver has the strongest economy of any city in Canada, yet the rental vacancy rate is below 1% and housing prices are out reach of the majority of residents;
4. The City, through the Vancouver Affordable Housing Agency (VAHA), already targets new affordable housing developments on city-owned land for people who live and work in Vancouver;
5. Vancouver saw record levels of development last year, with close to 10,000 housing starts in 2016;
6. The 2015 census found that the City of Vancouver had the highest growth of any city in Metro Vancouver of people aged 25 to 39, a growth rate that was one of the highest nationally and with a rate 10% higher than the national average;
7. In 2016, the District of West Vancouver negotiated a policy for a new residential development, which prioritized marketing and sales to residents of the municipality and region, as well as discouraged bulk purchases and the flipping of units.

THEREFORE BE IT RESOLVED THAT City staff, as part of the ongoing Housing Reset, bring forward a policy framework for new development applications that:

- gives residents who live and work in Metro Vancouver the first opportunity to purchase new pre-sale homes in Vancouver;
- prevents the bulk purchases of units, and;
- limits the quick resale, or 'flipping,' of purchased units including re-assignments.

carried (Vote No. 02238)

AMENDMENT MOVED by Councillor De Genova
SECONDED by Councillor Affleck

THAT the motion be struck and replaced with the following:

WHEREAS

1. The City's new housing strategy aims to create 72,000 new homes over 10 years, to be affordable for people who live and work in Vancouver;
2. Vancouver has the potential to have the strongest economy of any city in Canada, yet the rental vacancy rate is below 1% and housing prices are out reach of the majority of residents;
3. In June 2015, Council unanimously supported a motion by Councillor De Genova for Affordable Home Ownership and Alternative Housing Options;
4. Consistently the City of Vancouver has increased Development Fees and in 2016 the majority of Council supported a 30% increase to the cost of Development Fees for Rezoning Applications;
5. Increased costs do contribute to the pricing of homes in the city and Vancouver's affordability crisis.
6. The 2015 census found that the City of Vancouver had the highest growth of any city in Metro Vancouver of people aged 25 to 39, a growth rate that was one of the highest nationally and with a rate 10% higher than the national average;
7. Many people have been forced out of Metro Vancouver and specifically the City of Vancouver and have moved out of British Columbia or Canada due to a lack of affordable housing;
8. As a global city, Vancouver needs to consider housing as a factor in attracting companies and organizations that will strengthen the city's economy;
9. Vancouver is known for diversity, multiculturalism and welcoming people from all over the world, including refugees to live and/or take sanctuary in the city.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back within 60 days with any research or policy framework from municipalities and cities worldwide who prioritize local residents in the purchase of real estate. Furthermore, that staff include in this report any legal findings that would prevent a municipality from regulating how real estate is sold and purchased.

- B. THAT Council direct staff to report back on a timeline for implementing Affordable Homeownership.
- C. THAT Council create a bi-partisan committee; including Council liaisons representing all three political parties, industry experts, residents and staff, to consider the impact of foreign ownership, speculation and real estate “flipping” in relation to affordability in the city of Vancouver.

LOST (Vote No. 02237)

(Councillors Carr, Deal, Jang, Louie, Reimer, Stevenson and Mayor Robertson opposed)

The amendment having lost (Vote No. 02237), the motion was put and CARRIED with Councillors Affleck and De Genova opposed (Vote No. 02238)

ENQUIRIES AND OTHER MATTERS

1. 2017 Local Government By-Election

Councillors Carr and Reimer requested information on the recent by-election, including elector outreach and cost thereof, and whether the report could be constructed in such a way as to function as a blueprint in the event there is a by-election in the future.

ADJOURNMENT

MOVED by Councillor Louie
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:33 pm.

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