



## REPORT TO COUNCIL

### STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

APRIL 20, 2016

A Regular Meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, April 20, 2016, at 9:42 am, in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Councillor Geoff Meggs\*, Chair  
Mayor Gregor Robertson\*  
Councillor George Affleck\*  
Councillor Elizabeth Ball\*  
Councillor Adriane Carr  
Councillor Melissa De Genova  
Councillor Heather Deal\*  
Councillor Kerry Jang  
Councillor Raymond Louie  
Councillor Andrea Reimer  
Councillor Tim Stevenson\*, Vice-Chair

**CITY MANAGER'S OFFICE:** Sadhu Johnston, City Manager

**CITY CLERK'S OFFICE:** Rosemary Hagiwara, Deputy City Clerk  
Katrina Leckovic, Deputy City Clerk  
Lori Isfeld, Meeting Coordinator  
Tina Hildebrandt, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

#### **PRESENTATION - Poetry Challenge - Rachel Rose, Vancouver's Poet Laureate**

In celebration of National Poetry Month, the Mayor invited Rachael Rose, Vancouver's Poet Laureate, and guest Renée Saklikar, the City of Surrey's inaugural Poet Laureate, to the podium for the annual poetry challenge. Ms. Rose read a poem entitled "Bees", followed by Ms. Saklikar who read a poem entitled "After the Battle of Kingsway, the bees -".

#### **MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Deal

THAT Items 3, 5 and 6 be adopted on consent.

CARRIED UNANIMOUSLY  
(Councillor Affleck absent for the vote)  
(Councillor Meggs on Leave of Absence - Civic Business)

## **VARY AGENDA**

MOVED by Councillor Louie

THAT the order of the agenda be varied to deal with Item 4 as the first item of business.

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY  
(Councillor Affleck absent for the vote)  
(Councillor Meggs on Leave of Absence - Civic Business)

*Note: for clarity, the minutes are recorded in chronological order.*

### **4. 2015 Annual Financial Report March 31, 2016**

The General Manager of Finance, Risk and Business Planning, along with the City's Auditor, Brian Szabo, Engagement Partner - KPMG, reviewed the report.

MOVED by Councillor Deal  
THAT the Committee recommend to Council

THAT Council receive for information the City of Vancouver Consolidated Financial Statements for the year ended December 31, 2015.

CARRIED UNANIMOUSLY (Vote No. 01187)  
(Councillor Affleck absent for the vote)  
(Councillor Meggs on Leave of Absence - Civic Business)

### **1. PUBLIC SPACE INITIATIVES**

#### **(a) Re-Imagine Downtown**

Charles Gauthier, President and CEO, Downtown Vancouver Business Improvement Association, presented an overview on a vision process "Re-Imagine Downtown" and responded to questions.

#### **(b) 2016 VIVA Vancouver Program Update April 6, 2016**

Staff from the VIVA Vancouver Program, along with the General Manager of Engineering Services, provided an update on public space initiatives and responded to questions.

The Committee heard from three speakers in support of the program.

The Committee received the Administrative Report dated April 6, 2016, entitled "2016 VIVA Vancouver Program Update", for information.

**(c) 800 Robson Street: Creation of a Permanent Public Plaza  
April 11, 2016**

The Director of Transportation provided a report back on the proposed closure of 800 Robson Street to traffic.

\* \* \* \* \*

*At 11:45 am, following staff's presentation and prior to questions from Council, it was  
MOVED by Councillor Reimer*

*THAT Council extend the meeting to complete the business.*

*CARRIED UNANIMOUSLY  
(Councillor Meggs on Leave of Absence - Civic Business)*

*Subsequently, Council agreed to begin hearing speakers before the recess, and it was  
MOVED by Councillor Carr*

*THAT Council begin hearing from speakers before the Noon recess.*

*CARRIED UNANIMOUSLY  
(Councillor Meggs on Leave of Absence - Civic Business)*

\* \* \* \* \*

*At 11:59 am, during the hearing of speakers, the Committee recessed and  
reconvened at 12:55 pm, with Councillor Meggs in the Chair.*

\* \* \* \* \*

The Committee heard from seven speakers in support of and four speakers in opposition to the proposed closure. Concerns raised included accessibility issues for transit users due to the re-routing of the #5 Robson/Downtown bus.

The Director of Transportation, along with the General Manager of Engineering Services, responded to questions.

MOVED by Councillor Reimer  
THAT the Committee recommend to Council

- A. THAT Council approve the closure of 800 Robson Street to motor vehicle traffic to create a permanent public plaza.
- B. THAT Council direct staff to initiate a process for the design, construction and long term management of the new plaza, which may integrate aspects of the redesign of and emerging management plan for the North Plaza of the Vancouver Art Gallery, and report back to Council by December 2016.

amended

REFERRAL MOVED by Councillor Affleck

THAT Council refer the Administrative Report dated April 11, 2016, entitled “800 Robson Street: Creation of a Permanent Public Plaza”, to staff for further budgeting, as well as consultation and data collection from the community, including but not limited to West End seniors and the Persons With Disabilities Committee.

LOST (Vote No. 01175)

(Councillors Deal, Jang, Louie, Meggs, Reimer, Stevenson and Mayor Robertson opposed)  
(Councillor Ball absent for the vote)

AMENDMENT MOVED by Councillor Carr

THAT the following be added at the end of B:

FURTHER THAT Council direct staff to work with seniors, people with disabilities and other West End transit users, as well as with the City’s Seniors and People with Disabilities Advisory Committees and with TransLink, to identify a new permanent #5 Robson bus route or other transit alternative that better meets these transit users’ needs than the bus route option in Appendix B of the Administrative Report dated April 11, 2016, entitled “800 Robson Street: Creation of a Permanent Public Plaza”.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Reimer

THAT the amendment be struck and replaced with the following, to be added at the end of B:

FURTHER THAT Council direct staff to work with West End transit users, including seniors, people with disabilities and others, as well as the City’s Advisory Committees, and with TransLink to identify a new permanent #5 Robson bus route and/or an alternative that best meets these transit users’ needs.

CARRIED UNANIMOUSLY (Vote No. 01176)

(Councillor Ball absent for the vote)

The amendment to the amendment having carried, the amendment CARRIED UNANIMOUSLY (Vote No. 01177) with Councillors Ball and Stevenson absent for the vote.

The referral having lost and the amendment having carried, the motion as amended was put to a vote. Part A CARRIED (Vote No. 01178) with Councillors Affleck and De Genova opposed, and Part B CARRIED UNANIMOUSLY (Vote No. 01179). Councillors Ball and Stevenson were absent for the vote on A and B.

## FINAL MOTION AS ADOPTED

- A. THAT Council approve the closure of 800 Robson Street to motor vehicle traffic to create a permanent public plaza.
- B. THAT Council direct staff to initiate a process for the design, construction and long term management of the new plaza, which may integrate aspects of the redesign of and emerging management plan for the North Plaza of the Vancouver Art Gallery, and report back to Council by December 2016;

FURTHER THAT Council direct staff to work with West End transit users, including seniors, people with disabilities and others, as well as the City's Advisory Committees, and with Translink to identify a new permanent #5 Robson bus route and/or an alternative that best meets these transit users' needs.

## 2. Affordable Home Ownership Pilot Program April 7, 2016

Staff from Housing Policy and Projects and the Chief Housing Officer reviewed the pilot program and, along with staff from Planning and Development Services and Legal Services, responded to questions.

The Committee heard from five speakers in opposition to the pilot program.

Staff responded to additional questions regarding concerns raised by the speakers.

MOVED by Councillor Louie

THAT the Committee recommend to Council

- A. THAT Council approve in principle the goals of an Affordable Home Ownership ("AHO") pilot program, as described in the Policy Report dated April 7, 2016, entitled "Affordable Home Ownership Pilot Program".
- B. THAT Council request the Province to amend the *Vancouver Charter* so as to authorize Council to implement affordable home ownership programs generally, including but not limited to freehold and leasehold models, and including variants of these models, such as restricted market, second mortgage, shared ownership, below-market leasehold, and any other legal structures which from time to time are best suited, in Council's opinion, to the delivery of affordable home ownership programs for Vancouver residents.
- C. THAT Council direct staff to undertake the following actions prior to a report back on an Affordable Home Ownership pilot program for adoption:
  - i. consultation with regional and local employers, workers and the broader public on key parameters of the program, including but not limited to target affordability, eligibility criteria and ownership terms and conditions for potential buyers;
  - ii. consultation with the development industry on the administrative and legal processes for creating affordable home ownership units;

- iii. consultation with the Canada Mortgage and Housing Corporation, other interested private mortgage insurers, and mortgage lenders to develop an Affordable Home Ownership model that is insurable and mortgage-able; and
- iv. develop a framework to manage the AHO pilot program and a process for contracting a third party administrator for future management of AHO units created under this policy.

- D. THAT Council approve the updated Administrative Bulletin in Appendix A of the Policy Report dated April 7, 2016, entitled “Affordable Home Ownership Pilot Program”, to provide greater clarity on the requirements for applicants under the *Interim Rezoning Policy for Affordable Housing Options*.

amended

REFERRAL MOVED by Councillor Carr

THAT Council refer the Administrative Report dated April 7, 2016, entitled “Affordable Home Ownership Pilot Program”, to staff for robust, collaborative public consultation, especially with affected neighbourhoods.

LOST (Vote No. 01180)

(Councillors De Genova, Deal, Jang, Louie, Meggs and Reimer opposed)

(Councillors Ball, Stevenson and Mayor Robertson absent for the vote)

AMENDMENT MOVED by Councillor De Genova

THAT the motion be amended to add the following:

- E. THAT Affordable Home Ownership proposals under the Interim Rezoning Policy for Affordable Housing Choices (IRP) be subject to full community consultation and public hearing processes and be consistent with Neighbourhood and Community Plans.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Reimer

THAT the amendment be amended to add the words “as part of the consultative process outlined in C above, staff consider that” after the word “THAT”.

CARRIED UNANIMOUSLY (Vote No. 01181)

(Councillors Ball, Stevenson and Mayor Robertson absent for the vote)

AMENDMENT MOVED by Councillor Carr

THAT the motion be amended to add the following:

THAT Council ask the Federal and Provincial Governments to act with urgency to develop mechanisms to control Vancouver's escalating housing prices, including the influence of foreign money.

LOST (Vote No. 01182)  
(Councillors Affleck, Jang, Louie, Meggs and Reimer opposed)  
(Councillors Ball, Deal and Mayor Robertson absent for the vote)

\* \* \* \* \*

*During debate, the Committee recessed at 6:40 pm, and reconvened at 7:02 pm.*

\* \* \* \* \*

The amendments having carried and lost, the motion as amended was put and CARRIED with Councillor Carr opposed (Vote No. 01183). Councillor Ball and Mayor Robertson were absent for the vote.

**FINAL MOTION AS ADOPTED**

- A. THAT Council approve in principle the goals of an Affordable Home Ownership ("AHO") pilot program, as described in the Policy Report dated April 7, 2016, entitled "Affordable Home Ownership Pilot Program".
- B. THAT Council request the Province to amend the *Vancouver Charter* so as to authorize Council to implement affordable home ownership programs generally, including but not limited to freehold and leasehold models, and including variants of these models, such as restricted market, second mortgage, shared ownership, below-market leasehold, and any other legal structures which from time to time are best suited, in Council's opinion, to the delivery of affordable home ownership programs for Vancouver residents.
- C. THAT Council direct staff to undertake the following actions prior to a report back on an Affordable Home Ownership pilot program for adoption:
  - i. consultation with regional and local employers, workers and the broader public on key parameters of the program, including but not limited to target affordability, eligibility criteria and ownership terms and conditions for potential buyers;
  - ii. consultation with the development industry on the administrative and legal processes for creating affordable home ownership units;
  - iii. consultation with the Canada Mortgage and Housing Corporation, other interested private mortgage insurers, and mortgage lenders to develop an Affordable Home Ownership model that is insurable and mortgage-able;
  - iv. develop a framework to manage the AHO pilot program and a process for contracting a third party administrator for future management of AHO units created under this policy; and
  - v. consultation with affected communities/neighborhoods/broader public.

- D. THAT Council approve the updated Administrative Bulletin in Appendix A of the Policy Report dated April 7, 2016, entitled “Affordable Home Ownership Pilot Program”, to provide greater clarity on the requirements for applicants under the Interim Rezoning Policy for Affordable Housing Options.
- E. THAT, as part of the consultative process outlined in C above, staff consider that Affordable Home Ownership proposals under the Interim Rezoning Policy for Affordable Housing Choices (IRP) be subject to full community consultation and public hearing processes and be consistent with Neighbourhood and Community Plans.

**3. 2015 Annual Procurement Report  
April 11, 2016**

THAT the Committee recommend to Council

THAT Council receive the Administrative Report dated April 11, 2016, entitled “2015 Annual Procurement Report” for information.

ADOPTED ON CONSENT (Vote No. 01188)  
(Councillor Affleck absent for the vote)  
(Councillor Meggs on Leave of Absence - Civic Business)

**5. 2016 Property Taxation - Distribution of Property Tax Levy  
April 12, 2016**

THAT the Committee recommend to Council

THAT Council instruct the Director of Finance to calculate the 2016 general purpose tax rates for all property classes to achieve a tax distribution of approximately 53.8% residential and 46.2% non-residential.

ADOPTED ON CONSENT (Vote No. 01189)  
(Councillor Affleck absent for the vote)  
(Councillor Meggs on Leave of Absence - Civic Business)

**6. Vancouver City Planning Commission 2016 Operating Grant, 2015 Annual Report  
and 2016 Work Plan  
April 8, 2016**

THAT the Committee recommend to Council

THAT Council approve \$59,260 as the 2016 operating grant to the Vancouver City Planning Commission; source of funds to be the 2016 Grants budget.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY (Vote No. 01190)  
(Councillor Affleck absent for the vote)  
(Councillor Meggs on Leave of Absence - Civic Business)



**7. Rainwater Management Plan and Green Infrastructure Strategy  
March 30, 2016**

Staff from the Water, Sewers & District Energy Division responded to questions.

The Committee heard from two speakers in support of the recommendations.

MOVED by Councillor Reimer

THAT the Committee recommend to Council

- A. THAT Council adopt the long-term target to capture and treat 90% of Vancouver's average annual rainfall through the implementation of green infrastructure (GI) on public and private property throughout the City.
- B. THAT Council support the Green Infrastructure tools of the City-Wide Integrated Rainwater Management Plan, included in Appendix A of the Administrative Report dated March 30, 2016, entitled "Rainwater Management Plan and Green Infrastructure Strategy".
- C. THAT Council support the creation of a Green Infrastructure Team to develop a Green Infrastructure Implementation Plan, including interim targets and milestones.
- D. THAT Council approve a multi-year capital project budget up to \$1.5 million; source of funding to be \$0.75 million from City-Wide Emerging Priorities in the 2015-2018 Capital Plan and \$0.75 million from Utilities borrowing authority, to be added to the 2015-18 Capital. The 2016 expenditures will be managed within the overall approved annual Capital Expenditure Budget.
- E. THAT staff report back to Council with an implementation plan update by December 2017.

CARRIED UNANIMOUSLY (Vote No. 01184)

(Councillor Ball and Mayor Robertson absent for the vote)

**8. Grant Request - Atira Women's Resource Society - 561 East Hastings Street  
March 22, 2016**

The Committee heard from one speaker in support of the grant to Atira Women's Resource Society.

MOVED by Councillor Louie

THAT the Committee recommend to Council

- A. THAT Council approve a grant of \$38,000 to Atira Women's Resource Society to manage and operate 39 rooms at the Patrick Anthony Residence, located at 561 East Hastings Street for a period of one year.

- B. THAT the grant noted in A above be subject to the execution of agreements with the Owner of the Patrick Anthony Residence securing Atira Property Management Inc. (Atira's wholly owned property management arm) as the operator and securing the use of the 39 rooms for these purposes for one year, on terms approved by the Chief Housing Officer and the Director of Legal Services; source of funds to be the 2016 Operating Budget for Interim Housing.

CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY (Vote No. 01185)  
(Councillor Ball and Mayor Robertson absent for the vote)

The Committee adjourned at 8:27 pm.

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**REGULAR COUNCIL MEETING MINUTES  
STANDING COMMITTEE OF COUNCIL ON  
CITY FINANCE AND SERVICES**

**APRIL 20, 2016**

A Regular Meeting of the Council of the City of Vancouver was held on Wednesday, April 20, 2016, at 8:27 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on City Finance and Services meeting, to consider the recommendations and actions of the Committee.

<b>PRESENT:</b>	Acting Mayor Raymond Louie Councillor George Affleck Councillor Adriane Carr Councillor Melissa De Genova Councillor Heather Deal Councillor Kerry Jang Councillor Geoff Meggs Councillor Andrea Reimer Councillor Tim Stevenson
<b>ABSENT:</b>	Mayor Gregor Robertson Councillor Elizabeth Ball (Medical Leave)
<b>CITY MANAGER'S OFFICE:</b>	Sadhu Johnston, City Manager
<b>CITY CLERK'S OFFICE:</b>	Katrina Leckovic, Deputy City Clerk Tina Hildebrandt, Meeting Coordinator

**COMMITTEE REPORTS**

Report of Standing Committee on City Finance and Services  
April 20, 2016

Council considered the report containing the recommendations and actions taken by the Standing Committee on City Finance and Services. Its items of business included:

1. PUBLIC SPACE INITIATIVES
  - (a) Re-Imagine Downtown
  - (b) 2016 VIVA Vancouver Program Update
  - (c) 800 Robson Street: Creation of a Permanent Public Plaza
2. Affordable Home Ownership Pilot Program
3. 2015 Annual Procurement Report
4. 2015 Annual Financial Report
5. 2016 Property Taxation - Distribution of Property Tax Levy
6. Vancouver City Planning Commission 2016 Operating Grant, 2015 Annual Report and 2016 Work Plan
7. Rainwater Management Plan and Green Infrastructure Strategy
8. Grant Request - Atira Women's Resource Society - 561 East Hastings Street

Items 1 - 8

MOVED by Councillor Deal  
SECONDED by Councillor Jang

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of Wednesday, April 20, 2016, as contained in items 1 to 8, be approved.

CARRIED UNANIMOUSLY AND  
ITEMS 6 AND 8 BY THE REQUIRED MAJORITY

#### ADJOURNMENT

MOVED by Councillor Deal  
SECONDED by Councillor Reimer

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 8:28 pm.

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