



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

OCTOBER 19, 2016

A Regular Meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, October 19, 2016, at 9:37 am, in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Geoff Meggs, Chair
Mayor Gregor Robertson
Councillor Adriane Carr
Councillor Melissa De Genova
Councillor Heather Deal
Councillor Kerry Jang
Councillor Andrea Reimer
Councillor Tim Stevenson, Vice-Chair

ABSENT: Councillor George Affleck (Leave of Absence)
Councillor Elizabeth Ball (Leave of Absence - Civic Business)
Councillor Raymond Louie (Leave of Absence - Civic Business)

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager

CITY CLERK'S OFFICE: Rosemary Hagiwara, Deputy City Clerk
Lori Isfeld, Meeting Coordinator

WELCOME

Councillor Meggs, Chair, acknowledged that the City of Vancouver is on the unceded traditional territory of the Musqueam, Squamish and Tsleil-Waututh First Nations.

PROCLAMATION - International Day for the Eradication of Poverty and Raise the Rates Food Challenge 2016

Mayor Robertson proclaimed October 17, 2016, as International Day for the Eradication of Poverty, and the week of October 16 to 22, 2016, as Raise the Rates Week in Vancouver, and invited Trish Gardner from the BC Poverty Reduction Coalition and Russ Fraser from Raise the Rates to receive the proclamation and say a few words.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Deal

THAT items 3 and 4 be adopted on consent.

**CARRIED UNANIMOUSLY AND ITEM 3
BY THE REQUIRED MAJORITY**

AGENDA ITEMS

1. Presentation - Update on Housing Reset

Kathleen Llewellyn-Thomas, General Manager - Community Services, provided a brief review of the steps being taken by the City to address Vancouver's housing crisis and the Regional Affordable Housing Strategy that was approved by Metro Vancouver in June.

Abigail Bond, Director of Housing Policy and Projects, provided a presentation and responded to questions regarding Housing Reset.

2. Endorsement of the 2016 Regional Affordable Housing Strategy September 28, 2016

Edna Cho, Senior Planner, Housing Policy and Projects, provided a presentation and, along with Abigail Bond, Director of Housing Policy and Projects, and Margaret Eberle, Senior Housing Planner, Metro Vancouver, responded to questions.

During questions to City and Metro Vancouver staff, Councillor Reimer requested a presentation to Council regarding the Metro Vancouver mixed income, transit-oriented rental housing study. Staff agreed to make arrangements for the presentation at a future meeting.

MOVED by Councillor Jang
THAT the Committee recommend to Council

- A. THAT Council formally endorse the 2016 Regional Affordable Housing Strategy, (as outlined in Appendix A of the Administrative Report dated September 28, 2016, entitled "Endorsement of the 2016 Regional Affordable Housing Strategy"), as a collaborative approach to addressing regional housing needs.
- B. THAT the Mayor write a letter on behalf of Council, (as outlined in Appendix B of the Administrative Report dated September 28, 2016, entitled "Endorsement of the 2016 Regional Affordable Housing Strategy"), to all Metro Vancouver Mayors requesting immediate action to address affordable housing issues in the region, including:
 - full endorsement of the Regional Affordable Housing Strategy;
 - increasing much-needed rental housing supply and ensuring measures are in place to prevent the net loss of existing affordable rental housing stock;
 - a renewed commitment to end homelessness and respond to the rising rate of homelessness and a growing incidence of encampments across Metro Vancouver;
 - advancing the regional Urban Aboriginal Strategy to address the housing and wellness for the estimated 40,000-60,000 urban Aboriginal people living in the region; and

- an invitation to all Metro Vancouver Mayors to attend a Regional Housing Summit, to take place on October 28, 2016 as part of the City of Vancouver's "re:address" housing summit and conference October 24 - 29, 2016.

amended

AMENDMENT MOVED by Councillor De Genova

THAT the following be added at the end of the motion:

- C. THAT the Mayor write a letter on behalf of Council to Minister Rich Coleman, the Minister responsible for housing for the Province of British Columbia, and notify him of Council's formal endorsement of the Regional Affordable Housing Strategy and thank the provincial government for the funding BC Housing has invested in Vancouver. Furthermore, this letter will also express the City of Vancouver's ongoing commitment to work with BC Housing to increase affordable housing in the City of Vancouver.

CARRIED UNANIMOUSLY (Vote No. 01523)

The amendment having carried, the motion was put and CARRIED UNANIMOUSLY (Vote No. 01524)

FINAL MOTION AS ADOPTED

THAT the Committee recommend to Council

- A. THAT Council formally endorse the 2016 Regional Affordable Housing Strategy, (as outlined in Appendix A of the Administrative Report dated September 28, 2016, entitled "Endorsement of the 2016 Regional Affordable Housing Strategy"), as a collaborative approach to addressing regional housing needs.
- B. THAT the Mayor write a letter on behalf of Council, (as outlined in Appendix B of the Administrative Report dated September 28, 2016, entitled "Endorsement of the 2016 Regional Affordable Housing Strategy"), to all Metro Vancouver Mayors requesting immediate action to address affordable housing issues in the region, including:
 - full endorsement of the Regional Affordable Housing Strategy;
 - increasing much-needed rental housing supply and ensuring measures are in place to prevent the net loss of existing affordable rental housing stock;
 - a renewed commitment to end homelessness and respond to the rising rate of homelessness and a growing incidence of encampments across Metro Vancouver;

- advancing the regional Urban Aboriginal Strategy to address the housing and wellness for the estimated 40,000-60,000 urban Aboriginal people living in the region; and
 - an invitation to all Metro Vancouver Mayors to attend a Regional Housing Summit, to take place on October 28, 2016 as part of the City of Vancouver's "re:address" housing summit and conference October 24 - 29, 2016.
- C. THAT the Mayor write a letter on behalf of Council to Minister Rich Coleman, the Minister responsible for housing for the Province of British Columbia and notify him of Council's formal endorsement of the Regional Affordable Housing Strategy and thank the provincial government for the funding BC Housing has invested in Vancouver. Furthermore, this letter will also express the City of Vancouver's ongoing commitment to work with BC Housing to increase affordable housing in the City of Vancouver.

* * * * *

At 11:43 am it was,

MOVED by Councillor De Genova

THAT the meeting be extended to complete the business on the agenda.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

**3. Modifications to Lease Terms and Other Arrangements Fire Hall No. 5 /
YWCA Project
October 5, 2016**

THAT the Committee recommend to Council

THAT Part A of the motion approved by Council on December 18, 2013, (Administrative Report dated December 6, 2013, entitled "Appointment of Lessee: Fire Hall No. 5 Non-Market Housing Component, 3090 East 54th Avenue"), for the execution of a 60-year Lease Agreement with the YWCA Metro Vancouver ("YWCA") as the lessee of a non-market (affordable and below market) rental housing facility comprised of 31 residential units (the "Residential Component") to be constructed as part of the project to construct a new Fire Hall No. 5, be revised to approve:

- (a) the execution of a nominal basic rent lease of 27 of the 31 residential units in the Residential Component, together with the exclusive common areas of the Residential Component, to the YWCA and a licence to use six parking spaces for a term of 60 years;

- (b) the execution of a pre-paid basic rent lease of 4 residential units to the British Columbia Housing Management Commission or its affiliate Provincial Rental Housing Corporation (collectively, "BCHMC") for a term of 60 years, such lease to require the pre-payment of basic rent by BCHMC in the amount of \$1.3 million; and
- (c) in respect of the Residential Component in this project, any rental and other income generated from the 4 residential units leased to BCHMC ("b" above) will be retained within the Residential Component to service mortgage financing (if applicable), support all operating expenses and contributions to applicable reserves, cover all operating and capital maintenance, and maintain or enhance housing affordability.

ADOPTED ON CONSENT AND BY THE
REQUIRED MAJORITY (Vote No. 01529)

**4. Contract Award for the Vancouver South Transfer Station Site Improvements
September 19, 2016**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to enter into a contract with Jacob Bros. Construction Inc. for Vancouver South Transfer Station Site Improvements with an estimated contract value of \$2,917,997.00, plus applicable taxes, to be funded through the 2015-18 Capital Plan.
- B. THAT the Director of Legal Services, Chief Purchasing Official and General Manager of Engineering Services be authorized to execute on behalf of the City the contract contemplated by A above;
- C. THAT no legal rights or obligations will be created by Council's adoption A and B above unless and until such contract is executed by the authorized signatories of the City as set out in A and B above.

ADOPTED ON CONSENT (Vote No. 01530)

5. Ensuring Vancouver Development Levies are Not Used to Fund Transit

At the Regular Council meeting on October 18, 2016, Vancouver City Council referred this matter to the Standing Committee on City Finance and Services meeting on October 19, 2016, to hear from a speaker.

The Chair called for speakers and none were present.

MOVED by Councillor Carr
THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver depends on development fees, including Development Cost Levies (DCLs) and the Community Amenity Contributions (CACs) from higher density rezonings to fund important civic services and infrastructure including parks, childcare facilities, and affordable housing;
2. Over the past six years, Council has allocated approximately \$671 million of CACs towards affordable housing, heritage protection and community facilities such as childcare, libraries, neighbourhood houses, and community and seniors centres in the neighbourhoods affected by development, yet even this spending falls short of meeting the growth in community needs given the number of new residents that the developments bring;
3. In 2015 the City collected \$99.8 million in DCLs, with Council allocating \$25.6 million for social and supportive housing, \$23.6 million for engineering infrastructure, \$9.2 million for parks and \$6.6 million for childcare;
4. The City does not use development fees to fund transit, which has always been funded by the provincial and federal governments;
5. The City would not be able to deliver the essential public amenities currently funded by development fees if development fees were used to fund transit development; and
6. There was indication at the recent Union of BC Municipalities conference in Victoria that the Province is considering tying provincial funding of transit projects to municipalities that upzone density along proposed transit routes and that use development fees to help pay for transit.

THEREFORE BE IT RESOLVED THAT Mayor and Council inform the Premier of British Columbia and Cabinet that:

1. The City of Vancouver enthusiastically welcomes more provincial funding for public transit in our city and in Metro Vancouver;
2. The City of Vancouver opposes making provincial transit funding contingent on density upzoning as that would undermine the City's authority and responsibility regarding land use planning and zoning, including the public process of developing local area plans and the public hearing process; and
3. The City of Vancouver opposes making provincial transit funding contingent on the City's use of Community Amenity Contributions (CACs) or Development Cost Levies (DCLs) to fund transit as that would infringe on the City's authority and responsibility to implement public amenity strategies as embedded in local area plans and would make it impossible for the City to adequately fund affordable housing and other essential public amenities.

amended

AMENDMENT MOVED by Mayor Robertson

THAT the motion be struck and replaced with the following:

THAT Mayor and Council inform the Premier of British Columbia and Cabinet that:

1. The City of Vancouver enthusiastically welcomes more provincial funding for public transit in our city and in Metro Vancouver;
2. The City of Vancouver opposes any provincial intrusion into municipal jurisdiction for the purposes of raising revenues for transit investment making provincial transit funding contingent on density upzoning as that would undermine the City's authority and responsibility regarding land use planning and zoning, including the public process of developing local area plans and the public hearing process; and

FURTHER THAT:

3. Council direct staff to work with their counterparts in the region on the development of a regional development levy or charge, as proposed by the Mayor's Council, to support the region's share of new transit investment in the Mayor's Council 10-year Plan.

carried

Council agreed to sever the vote on components of the strike and replace motion.

THAT the Committee recommend to Council

THAT Mayor and Council inform the Premier of British Columbia and Cabinet that:

1. The City of Vancouver enthusiastically welcomes more provincial funding for public transit in our city and in Metro Vancouver;
2. The City of Vancouver opposes any provincial intrusion into municipal jurisdiction for the purposes of raising revenues for transit investment making provincial transit funding contingent on density upzoning as that would undermine the City's authority and responsibility regarding land use planning and zoning, including the public process of developing local area plans and the public hearing process; and

CARRIED UNANIMOUSLY (Vote No. 01525)

THAT the Committee recommend to Council

FURTHER THAT Council direct staff to work with their counterparts in the region on the development of a regional development levy or charge, as proposed by the Mayor's Council, to support the region's share of new transit investment in the Mayor's Council 10-year Plan.

CARRIED (Vote No. 01526)
(Councillors Carr and De Genova opposed)

6. Taxi Licensing

The Committee heard from one speaker in support and one speaker opposed to extending the moratorium on new taxi licences.

Sadhu Johnston, City Manager, and Thor Kuhlmann, Senior Policy Analyst, Licenses and Animal Control, responded to questions.

MOVED by Councillor Meggs
THAT the Committee recommend to Council

WHEREAS

1. Premier Christy Clark appointed Peter Fassbender, Minister of Community, sport and Cultural Development, to conduct a province-wide review of ride-sharing and taxi services in January 2016;
2. The Minister's interim report was released late in September and the final report is not expected until after the provincial election;
3. Council urged the province to undertake such a policy review in October last year and extended its moratorium on new licences for 12 months in the hope of aligning City policy with Provincial policy through the Passenger Transportation Board.

THEREFORE BE IT RESOLVED that Vancouver City Council reaffirm its decision of October 2015 and extend the moratorium on new taxi licences for a further 12 months, pending the completion of the provincial process.

CARRIED (Vote No. 01528)
(Councillor De Genova opposed)

The Committee adjourned at 12:31 pm.

* * * * *

Chair



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

OCTOBER 19, 2016

A Regular Meeting of the Council of the City of Vancouver was held on Wednesday, October 19, 2016, at 12:31 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.

- PRESENT:** Mayor Gregor Robertson
Councillor Adriane Carr
Councillor Melissa De Genova
Councillor Heather Deal
Councillor Kerry Jang
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Tim Stevenson
- ABSENT:** Councillor Raymond Louie (Leave of Absence - Civic Business)
Councillor George Affleck (Leave of Absence)
Councillor Elizabeth Ball (Leave of Absence - Civic Business)
- CITY MANAGER'S OFFICE:** Sadhu Johnston, City Manager
- CITY CLERK'S OFFICE:** Rosemary Hagiwara, Deputy City Clerk
Lori Isfeld, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
October 19, 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. Presentation - Update on Housing Reset
2. Endorsement of the 2016 Regional Affordable Housing Strategy
3. Modifications to Lease Terms and Other Arrangements Fire Hall No. 5 / YWCA Project
4. Contract Award for the Vancouver South Transfer Station Site Improvements
5. Ensuring Vancouver Development Levies Are Not Used to Fund Transit
6. Taxi Licensing

Items 1 - 6

MOVED by Councillor Stevenson
SECONDED by Councillor Jang

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of October 19, 2016, as contained in items 1 to 6, be approved.

CARRIED UNANIMOUSLY AND ITEM 3
BY THE REQUIRED MAJORITY

BY-LAWS

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT Council enact the by-law listed on the agenda for this meeting as number 1, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

1. A By-law to amend Vehicles for Hire By-law No. 6066 regarding licences for taxicabs and dual taxicabs (By-law No. 11654)

ADJOURNMENT

MOVED by Councillor Jang
SECONDED by Councillor Carr

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 12:33 pm.

* * * * *

The foregoing are Minutes of the Regular Council Meeting (City Finance and Services) of October 19, 2016, adopted by Council on November 1, 2016.

MAYOR

CITY CLERK