



REGULAR COUNCIL MEETING MINUTES

FEBRUARY 20, 2018

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 20, 2018, at 9:37 am, in the Council Chamber, Third Floor, City Hall.

PRESENT: Mayor Gregor Robertson
Councillor George Affleck
Councillor Elizabeth Ball*
Councillor Hector Bremner
Councillor Adriane Carr
Councillor Melissa De Genova*
Councillor Heather Deal
Councillor Kerry Jang*
Councillor Raymond Louie
Councillor Andrea Reimer

ABSENT: Councillor Tim Stevenson (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

WELCOME

The Mayor acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations, and we give thanks for their generosity and hospitality on these lands.

IN CAMERA MEETING

MOVED by Councillor Jang
SECONDED by Councillor Louie

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;

(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 Ball absent for the vote)

ADOPTION OF MINUTES

1. Business Licence Hearing - January 23, 2018

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Business Licence Hearing of January 23, 2018, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote)

2. Special Council (Sign By-law Appeal) - January 23, 2018

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT the Minutes of the Special Council (Sign By-law Appeal) meeting of January 23, 2018, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote)

3. Regular Council - January 30, 2018

MOVED by Councillor Jang
SECONDED by Councillor Deal

THAT the Minutes of the Regular Council meeting of January 30, 2018, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote)

4. Regular Council (City Finance and Services) - January 31, 2018

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council (City Finance and Services) meeting of January 31, 2018, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote)

5. Special Council - Northeast False Creek Plan ("NEFC Plan") and Viaducts Replacement Project - February 13, 2018

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Special Council - Northeast False Creek Plan ("NEFC Plan") and Viaducts Replacement Project meeting of February 13, 2018, be approved.

CARRIED UNANIMOUSLY
(Councillor Ball absent for the vote)

MATTERS ADOPTED ON CONSENT

Mayor Robertson advised that requests to speak to Administrative Report 3 had been received.

MOVED by Councillor Reimer
SECONDED by Councillor Deal

THAT the Administrative Report dated January 26, 2018, entitled "Approval of Business Improvement (BIA) Renewals, Expansion and Proposed Creekside BIA" be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, February 21, 2018, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 02645)
(Councillors Ball and Jang absent for the vote)

MOVED by Councillor Deal
SECONDED by Councillor Louie

THAT Council adopt Communication 1, Administrative Report 2, and Policy Reports 1 to 3, on consent.

CARRIED UNANIMOUSLY
(Councillors Ball and Jang absent for the vote)

REPORT REFERENCE

1. Public Consultation on 2019 Operating Budget and 2019-2022 Capital Plan

Patrice Impey, General Manager of Finance, Risk and Supply Chain Management, and Amanda Gibbs, Manager of Public Engagement, provided a presentation on best practices in public consultation as it pertains to municipal governments, how this research will affect current City practices, and along with the City Manager responded to questions.

2. Supporting Small Business

Karen Levitt, Director of Business Planning and Project Support, and Grace Cheng, Director of Long-Term Financial Strategy and Planning, provided a presentation on this matter that included an overview of the present supports for small business, highlights of current work being undertaken by staff to develop policy work and processes to help small business, property taxation and assessment and the limits of the City's jurisdiction. Ms. Levitt and Ms. Cheng, along with Jerry Dobrovolny, General Manager of Engineering Services, Gil Kelley, General Manager of Planning, Urban Design and Sustainability, and the City Manager, responded to questions.

* * * * *

At approximately noon, it was

*MOVED by Councillor Reimer
SECONDED by Councillor Louie*

THAT the length of the meeting be extended to complete the business of the agenda.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

*MOVED by Councillor Reimer
SECONDED by Mayor Robertson*

THAT Vancouver City Council call on the Province of British Columbia to initiate a Province-led intergovernmental working group (Province, BC Assessment, City of Vancouver, Metro Vancouver municipalities) to engage key stakeholders on policy options to support small business and to make final policy recommendations that can be implemented in time for the 2019 tax year.

CARRIED UNANIMOUSLY (Vote No. 02620)

During debate, Councillor De Genova requested information on how many businesses have moved out of the city and the reasons why.

The City Manager noted that additional questions could be sent to him and Ms. Levitt, and staff would provide a memo in response.

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Council recessed at 12:06 pm and reconvened at 2:12 pm.

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COMMUNICATIONS

1. Consent to Metro Vancouver Regional Parks Service Amendment By-law No. 1255

THAT Council approve adoption of *Metro Vancouver Regional District Regional Parks Service Amending By-law No. 1255, 2017*, by providing consent on behalf of electors.

ADOPTED ON CONSENT (Vote No. 02628)

ADMINISTRATIVE REPORTS

**1. 2018 Q1 Capital Budget Adjustments and 2017 Q4 Closeouts
February 6, 2018**

MOVED by Councillor Carr
SECONDED by Councillor Deal

- A. THAT Council approve an increase of \$3.9 million to the 2015-2018 Capital Plan, as outlined in the Administrative Report dated February 6, 2018, entitled "2018 Q1 Capital Budget Adjustments and 2017 Q4 Closeouts" and Appendix 1 of the same report.
- B. THAT Council approve budget and funding adjustments totalling a net increase of \$8.1 million to Multi-Year Capital Project Budgets.
- C. THAT Council approve a net increase of \$9.5 million to the 2018 Capital Expenditure Budget, as outlined in the Administrative Report dated February 6, 2018, entitled "2018 Q1 Capital Budget Adjustments and 2017 Q4 Closeouts" and Appendix 1 of the same report.
- D. THAT, as part of the quarterly Capital Budget closeout process, Council approve the closeout of 31 completed capital projects, including one project with an actual-to-budget variance exceeding both \$50,000 and 15% of the corresponding approved Multi-Year Capital Project Budget as outlined in the Administrative Report dated February 6, 2018, entitled "2018 Q1 Capital Budget Adjustments and 2017 Q4 Closeouts" and Appendix 2 of the same report.

CARRIED UNANIMOUSLY (Vote No. 02646)

**2. Funding Application to BC Community Emergency Preparedness Fund
January 29, 2018**

THAT Council approve a funding application to UBCM's Community Emergency Preparedness Fund - Emergency Operations Centres and Training for \$25,000 toward the Emergency Management Information System (EMIS) Training Development and Delivery project.

ADOPTED ON CONSENT (Vote No. 02629)

**3. Approval of Business Improvement Area (BIA) Renewals, Expansion and Proposed
Creekside BIA
January 26, 2018**

This report was referred to the Standing Committee on Policy and Strategic Priorities meetings on Wednesday, February 21, 2018, in order to hear from speakers.

POLICY REPORTS

**1. CD-1 Rezoning: 61-95 West Hastings Street
January 16, 2018**

A. THAT the application by Gair Williamson Architect Inc., on behalf of W East Holdings Limited, to rezone 61-95 West Hastings Street [*Lot A (Reference Plan 355) of Lot 10, Block 3, Old Granville Townsite, Plan 168, and Lot 9, Block 3, Old Granville Townsite Plan 168; PIDs 010-825-762 and 009-849-076, respectively*] from DD (Downtown) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 5.00 to 7.62 to allow for the construction of a 10-storey mixed-use building with three commercial units at grade and 132 residential units above, all of which will be secured as market rental housing, be referred to a Public Hearing, together with:

- (i) plans prepared by Gair Williamson Architect Inc., received November 14, 2016, and September 12, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated January 16, 2018, entitled "CD-1 Rezoning: 61-95 West Hastings Street"; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve, 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, if the application is referred to a Public Hearing, 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 January 16, 2018, entitled "CD-1 Rezoning: 61-95 West Hastings Street", be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary Sign By-law amendment 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 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 January 16, 2018, entitled "CD-1 Rezoning: 61-95 West Hastings Street";

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.

- D. THAT, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in Appendix B of the Policy Report dated January 16, 2018, entitled "CD-1 Rezoning: 61-95 West Hastings Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law contemplated by the above-noted report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

- 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; 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. Vote No. 02630)

2. **CD-1 Rezoning: 5130-5170 Cambie Street
January 23, 2018**

A. THAT the application by GBL Architects, on behalf of Jia Wei You (Lot 13), Yuk Ming Tsoi (Lot 14) and Jia Xin You (Lot 15), the registered owners, to rezone 5130-5170 Cambie Street [*Lots 13, 14 and 15, all of Block 840, District Lot 526, Plan 8324; PIDs 010-152-296, 010-152-318, and 010-152-326 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.44 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 65 market residential units, be referred to a Public Hearing together with:

- (i) plans prepared by GBL Architects, received on April 20, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated January 23, 2018, entitled "CD-1 Rezoning: 5130-5170 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 for consideration at Public Hearing.

B. THAT, subject to the 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 January 23, 2018, entitled "CD-1 Rezoning: 5130-5170 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, subject to enactment of the CD-1 By-law, the Parking By-law be amended generally as set out in Appendix C the Policy Report dated January 23, 2018, entitled "CD-1 Rezoning: 5130-5170 Cambie Street";

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 the expenditure of funds or incurring of costs is at the sole risk of the person making the expenditures 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 sole 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. 02640)

**3. CD-1 Rezoning: 5190-5226 Cambie Street
January 23, 2018**

- A. THAT the application by GBL Architects, on behalf of Everbright Cambie Developments Inc., the registered owner, to rezone 5190-5226 Cambie Street [Lots 16, 17 and 18, all of Block 840, District Lot 526, Plan 8324; PIDs: 010-152-351, 010-152-377, and 010-152-407 respectively] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.43 and the height from 10.7 m (35 ft.) to 19.8 m (65 ft.) to permit the development of a six-storey mixed-use building containing a total of 59 market residential units, with approximately 416.6 sq. m (4,484 sq. ft.) of private childcare at grade, be referred to a Public Hearing together with:
 - (i) plans prepared by GBL Architects, received on April 27, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Policy Report dated January 23, 2018, entitled: "5190-5226 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 the 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 January 23, 2018, entitled: "5190-5226 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, subject to enactment of the CD-1 By-law, the Parking By-law be amended generally as set out in Appendix C of the Policy Report dated January 23, 2018, entitled: "5190-5226 Cambie Street";

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 the expenditure of funds or incurring of costs is at the sole risk of the person making the expenditures 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 sole 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. 02631)

BY-LAWS

MOVED by Councillor Louie
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

1. **A By-law to Amend Subdivision By-law No. 5208 (809 West 23rd Avenue)**
(By-law No. 12037)

MOTIONS

A. Administrative Motions

1. **Approval of Form of Development - 151-157 West 41st Avenue**

MOVED by Councillor Reimer
SECONDED by Councillor Louie

THAT the form of development for this portion of the site known as 151 - 157 West 41st Avenue (151 West 41st Avenue being the application address) be approved generally as illustrated in the Development Application Number DP-2017-00473, prepared by Kari

Madison of DYS Architecture, and stamped "Received, Community Services Group, Development Services", on October 25, 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. Requests for Leave of Absence

MOVED by Councillor Louie
SECONDED by Councillor Deal

- A. THAT Councillor Ball be granted Leave of Absence for Medical Reasons from meetings to be held on April 24, and May 15 to 17, 2018.
- B. THAT Councillor Deal be granted Leave of Absence for Civic Business from meetings to be held on May 22, 2018.
- C. THAT Councillor Reimer be granted Leave of Absence for Civic Business from meetings to be held on February 27 and 28 and March 1, 2018.

CARRIED UNANIMOUSLY (Vote No. 02632)
(Councillor De Genova absent for the vote)

2. Changes to Business Licence/Chauffeur's Permit Appeal Hearing Panels of May 22, and April 24, 2018

MOVED by Councillor Deal
SECONDED by Councillor Jang

WHEREAS

- 1. Vancouver City Council, on November 28, 2017, appointed Councillor Deal to a Business License/Chauffeur's Permit Appeal Hearing Panel as Chair, for a hearing to be held on May 22, 2018;
- 2. Due to civic business Councillor Deal is no longer able to attend the hearing on May 22, 2018. Councillor Stevenson has agreed to replace Councillor Deal at the Business License/Chauffeur's Permit Appeal Hearing Panel on May 22, 2018 as Chair. Councillor Deal has agreed to replace Councillor Stevenson as Chair at the Business License Hearing Panel on June 12, 2018;
- 3. Vancouver City Council, on November 28, 2017, appointed Councillor Ball to a Business License/Chauffeur's Permit Appeal Hearing Panel, for a hearing to be held on April 24, 2018;

4. Due to medical reasons Councillor Ball is no longer able to attend the hearing on April 24, 2018. Councillor De Genova has agreed to replace Councillor Ball at this hearing.

THEREFORE BE IT RESOLVED

- A. THAT Councillor Stevenson be appointed to the Business License/Chauffeur's Permit Appeal Hearing Panel as Chair for a hearing to be held on May 22, 2018, in place of Councillor Deal;

FURTHER THAT Councillor Deal be appointed to the Business License/Chauffeur's Permit Appeal Hearing Panel as Chair for a hearing on June 12, 2018, in place of Councillor Stevenson.

- B. THAT Councillor De Genova be appointed to the Business License/Chauffeur's Permit Appeal Hearing Panel on April 24, 2018, in place of Councillor Ball.

CARRIED UNANIMOUSLY (Vote No. 02633)

3. Call for Bold Provincial Actions to Tackle Vancouver's Housing Affordability Crisis

The motion below contains changes to the original motion on notice which were accepted by Council.

MOVED by Councillor Carr
SECONDED by Councillor Reimer

WHEREAS

1. In November of 2017 Council approved the Housing Vancouver Strategy (2018 - 2027) (the "Strategy") to address Vancouver's escalating housing affordability crisis;
2. According to the Strategy, Vancouver residents feel that housing has become a commodity for investment, resulting in a serious and growing equity gap between generations, between owners and renters, and between our lowest and highest income earners;
3. The Strategy also states that speculative demand has distorted land and housing prices, posing a critical barrier to a healthy housing market and to creating new housing that is affordable in the near and long term;
4. New data indicates almost 20 percent of new condos in Vancouver are owned by non-residents (Canada Mortgage and Housing Corporation, December, 2017);
5. Speculation and flipping of properties generates enormous wealth for investors, but does not provide revenues to the City of Vancouver;
6. Vancouver needs revenues from development to pay for new infrastructure necessitated by that development, including roads, transportation, utilities,

and fire and police services, and public amenities such as community and recreation centres, non-market housing, childcare, libraries and parks;

7. A top priority of our Housing Vancouver Strategy's 3-Year Action Plan (2018 - 2020) is to work with senior governments to address speculation, potentially through measures such as a speculation and flipping tax and restricting property ownership by non-permanent residents;
8. With a ratio of median annual household income to detached housing prices of 1:37, when 1:5 is considered to be "severely unaffordable", Vancouver is one of the world's most unaffordable cities. The severity of Vancouver's housing crisis demands bold action.

THEREFORE BE IT RESOLVED

- A. THAT the Mayor on behalf of Council, write to Premier John Horgan and express gratitude for standing up for the Canadian Values of inclusivity, diversity and openness and keeping British Columbia an open economy, and to express Council's support for bold actions that the province can take to curb speculation and reduce the impact of global capital on Vancouver's real estate market, including but not limited to:
 - i. A restriction on purchasing of property by non-residents.
 - ii. The "speculators tax" introduced as part of budget 2018, in the form of a property tax surcharge that targets absentee owners who own property in Vancouver but do not pay appropriate income taxes here on world-wide income.
 - iii. An additional "flipping tax" on capital gains when properties are flipped within a short period of time for speculative gain. The flipping tax should apply to presale condos prior to completion, as well as a property transfer tax on each transaction with mandatory full disclosure at the Land Title Office for all presales.
- B. THAT the Mayor on behalf of Council, request of the Premier that revenues generated by these measures be used to alleviate the housing crisis including but not limited to new non-market social and supportive housing and to retrofit older affordable non-market housing, both to maintain its availability at affordable rents and to meet climate change objectives.
- C. THAT Council direct staff to work with the provincial government to support policies that directly tackle the negative effects of global capital and speculation on Vancouver's real estate market.

carried

AMENDMENT MOVED by Councillor Bremner

THAT the resolves be struck and replaced with the following:

THAT the Mayor on behalf of Council, write to Premier John Horgan and express gratitude for standing up for the Canadian values of inclusivity, diversity and openness, and keeping British Columbia as an open economy, and to express Council's support for bold actions that the province can take to curb speculation and reduce the impact of speculation and fraud on Vancouver's real estate market, including but not limited to:

- i. An end to restrictive zoning, the lack of incentives for rental and middle class homes and permit wait times.
- ii. A "speculators tax" in the form of a property tax surcharge that targets absentee non tax paying owners who do not live in or rent the home.
- iii. An immediate end to piecemeal restrictive zoning which creates unreasonable "flipping" profits and speculation in the market. Restrictive zoning should be replaced with pre zoning across the city to eliminate scarcity and provide a transparent, fair market, free of corruption, for homeowners and homebuilders.

not put

Councillor Reimer rose on a point of order, noting that the actions suggested in the amendment are not the purview of the Province and should not be included as it is not in line with the intent of the motion. Following advice from the City Clerk, the Mayor ruled the amendment out of order and suggested Councillor Bremner rework the amendment so that it is not out of order.

AMENDMENT MOVED by Councillor Bremner
SECONDED by Councillor de Genova

THAT the resolves be struck and replaced with the following:

THAT the Mayor on behalf of Council, write to Premier John Horgan and express gratitude for standing up for the Canadian values of inclusivity, diversity and openness and keeping British Columbia an open economy, and express Council's support for bold actions that the province can take to curb speculation and reduce the impact of speculation and fraud on Vancouver's real estate market, including but not limited to:

- i. A "speculators tax" in the form of a property tax surcharge that targets absentee non tax paying owners who do not live in or rent the home.
- ii. Provide cities capacity resources and supports to facilitate the end to piecemeal restrictive zoning which creates unreasonable "flipping" profits and speculation in the market.

- iii. Additionally, that the province work with cities to identify infrastructure investment opportunities to support their replacement of zoning with pre zoning across cities to eliminate scarcity and provide a transparent, fair market, free of corruption, for homeowners and homebuilders.

LOST (Vote No. 02621)

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

Council agreed to separate the components of the motion for the vote.

The amendment having lost, the motion was put and CARRIED, with B CARRIED UNANIMOUSLY (Vote No. 02624), and Councillors Affleck, Ball, Bremner and De Genova opposed to A and C (Vote Nos. 02623 and 02625).

FINAL MOTION AS APPROVED

WHEREAS

1. In November of 2017 Council approved the Housing Vancouver Strategy (2018 - 2027) (the "Strategy") to address Vancouver's escalating housing affordability crisis;
2. According to the Strategy, Vancouver residents feel that housing has become a commodity for investment, resulting in a serious and growing equity gap between generations, between owners and renters, and between our lowest and highest income earners;
3. The Strategy also states that speculative demand has distorted land and housing prices, posing a critical barrier to a healthy housing market and to creating new housing that is affordable in the near and long term;
4. New data indicates almost 20 percent of new condos in Vancouver are owned by non-residents (Canada Mortgage and Housing Corporation, December, 2017);
5. Speculation and flipping of properties generates enormous wealth for investors, but does not provide revenues to the City of Vancouver;
6. Vancouver needs revenues from development to pay for new infrastructure necessitated by that development, including roads, transportation, utilities, and fire and police services, and public amenities such as community and recreation centres, non-market housing, childcare, libraries and parks.
7. A top priority of our Housing Vancouver Strategy's 3-Year Action Plan (2018 - 2020) is to work with senior governments to address speculation, potentially through measures such as a speculation and flipping tax and restricting property ownership by non-permanent residents;
8. With a ratio of median annual household income to detached housing prices of 1:37, when 1:5 is considered to be "severely unaffordable", Vancouver is one of the world's most unaffordable cities. The severity of Vancouver's housing crisis demands bold action.

THEREFORE BE IT RESOLVED

- A. THAT the Mayor on behalf of Council, write to Premier John Horgan and express gratitude for standing up for the Canadian Values of inclusivity, diversity and openness and keeping British Columbia an open economy, and to express Council's support for bold actions that the province can take to curb speculation and reduce the impact of global capital on Vancouver's real estate market, including but not limited to:
- i. A restriction on purchasing of property by non-residents
 - ii. The "speculators tax" introduced as part of budget 2018, in the form of a property tax surcharge that targets absentee owners who own property in Vancouver but do not pay appropriate income taxes here on world-wide income.
 - iii. An additional "flipping tax" on capital gains when properties are flipped within a short period of time for speculative gain. The flipping tax should apply to presale condos prior to completion, as well as a property transfer tax on each transaction with mandatory full disclosure at the Land Title Office for all presales.
- B. THAT the Mayor on behalf of Council, request of the Premier that revenues generated by these measures be used to alleviate the housing crisis including but not limited to new non-market social and supportive housing and to retrofit older affordable non-market housing, both to maintain its availability at affordable rents and to meet climate change objectives.
- C. THAT Council direct staff to work with the provincial government to support policies that directly tackle the negative effects of global capital and speculation on Vancouver's real estate market.

4. Lane Activation and Animation

MOVED by Councillor Louie
SECONDED by Councillor Deal

WHEREAS

1. The Sign By-law regulates signs located on private property, with the intent to support local commercial activity through appropriate identification of businesses and way finding, and to prevent sign proliferation and visual clutter to ensure the effectiveness of signs;
2. The Sign By-law allows fascia signs in commercial districts to face lanes only if they are located above a public entrance to a premises;

3. Council has adopted policy through local area plans and guidelines to encourage lane activation and animation throughout the city by encouraging residential and other active uses on lanes and supporting art programs on lanes, to recognize that lanes serve as multi-purpose public spaces that function as part of the overall pedestrian network and contribute to community character and a diverse and robust public realm;
4. Business identification signs may also provide interest and animation to walls on commercial lanes and direct customers to businesses.

THEREFORE BE IT RESOLVED THAT Council direct staff to bring forward recommendations to amend the Sign By-law to align with Council policy in order to enhance lane activation in commercial areas throughout the city.

CARRIED UNANIMOUSLY (Vote No. 02626)

5. Housing for the Missing Middle: Expediting Affordable Home Ownership and Increasing the Supply of Affordable Housing in the City of Vancouver

MOVED by Councillor De Genova
SECONDED by Councillor Bremner

WHEREAS

1. Vancouver is facing a housing affordability crisis;
2. Council has received correspondence from employed individuals and families who cannot afford or find it difficult to afford housing in the City of Vancouver;
3. On June 23, 2015, Council voted unanimously to approve Councillor De Genova's motion titled "Affordable Home Ownership and Alternative Housing Options";
4. As a result of Councillor De Genova's motion "Affordable Home Ownership and Alternative Housing Options", staff presented recommendations on April 21, 2016 for an Affordable Home Ownership Pilot Program. This program was unanimously supported by Council;
5. Since Council approval of the Affordable Home Ownership Pilot Program, staff have informed Council that a change of the *Vancouver Charter* is necessary before the City of Vancouver can move forward with Affordable Home Ownership;
6. Councillor De Genova met with the former Minister of Housing, Rich Coleman at the 2016 Union of British Columbia Municipalities Convention to discuss Affordable Homeownership. The prepared briefing note that was submitted in advance of this meeting outlined Councillor De Genova's motion and the policy recommendations of City of Vancouver staff, including the former Chief Housing Officer. The Minister acknowledged that BC Housing was studying models and moving forward on a program for Affordable Home Ownership;

7. On June 14, 2016 Councillor De Genova brought forward a motion titled "Increasing the Supply of Affordable Townhouses and Row Houses in the City of Vancouver." This motion was amended by the majority of Council and the resolution changed to ask staff to report back to Council with a memo on steps already taken by the City to increase opportunities for affordable townhouses and row houses in recent years;
8. In recent years, there has been no specific zoning along with a program, such as the Rental 100 Program, to specifically encourage the development of townhouses and rowhomes in Vancouver;
9. Memos to Council are not going to fix the housing affordability crisis in Vancouver;
10. The July 2017 Housing Engagement Summary reports:
 - Page 5: "Affordability and the goal of owning a home are key reasons why former Vancouver residents chose to leave the City."
 - Page 14: "70% of respondents rank affordability as most important guiding value."
 - Page 17: The section titled "Affordability and Availability of Housing, Cost of Living", reports the first concern to be "lack of opportunities for affordable homeownership affecting future decisions to make Vancouver home."

THEREFORE BE IT RESOLVED

- A. THAT the Mayor write a letter on behalf of Council to the Minister of Municipal Affairs and Housing requesting that the provincial government amend the *Vancouver Charter*, to allow the City of Vancouver to move forward and implement affordable homeownership.
- B. THAT Council direct City of Vancouver staff to meet with BC Housing staff to explore ways to move forward with Affordable Home Ownership in the absence of amendments to the Vancouver Charter.
- C. THAT Council direct staff to explore areas that can be zoned specifically to include affordable home ownership and report back to Council within 60 days.
- D. THAT Council direct staff to consider a program to increase the supply and affordability of townhouses and row houses. Furthermore, that staff consider zoning opportunities specific to this type of housing.

not put

Councillor Reimer rose on a point of order to note that the motion may be out of order under the *Procedure By-law*. Following advice from the City Clerk, Mayor Robertson ruled the motion out of order under section 4.3(d) of the *Procedure By-law*.

6. Amendments to the Empty Homes Tax By-law: Exemptions for Property Owners Who Are Not the Intended Targets of this Tax

MOVED by Councillor De Genova
SECONDED by Councillor Ball

WHEREAS

1. On November 16, 2016, "Encouraging Homes for Renters: Recommended Approach for Taxing Empty Homes" was approved by the majority of Council. Council members voting in favour of the recommendations included Mayor Robertson, Councillor Carr, Councillor Deal, Councillor Jang, Councillor Meggs, Councillor Louie and Councillor Reimer;
2. An approved amendment to the motion stated "THAT staff do further analysis with the Canada Mortgage and Housing Corporation and other organizations as needed to assess the number of homes in the city that are subject to the 2017 Empty Homes tax, including those frequented for family purposes and report back to Council in advance of the 2018 Empty Homes Tax Period";
3. The Empty Homes Tax has been applied to Vacant Land, where a home has never existed. Vacant land does not encourage homes for renters;
4. Some of the people who have contacted Council with their concerns about the Empty Homes Tax are individuals and professionals who stay in their homes one to three weeks of the month for purposes of work and family. Although these property owners frequent the property, they are still subjected to the 2018 Empty Homes Tax.

THEREFORE, BE IT RESOLVED

- A. THAT Council direct staff to re-evaluate the Empty Homes Tax and provide exemptions for individuals and/or families whom frequent their homes for family or work purposes and report back to Council within 30 days.
- B. THAT staff report back to Council with metrics as to how many homes previously subjected to the Empty Homes Tax have been rented.
- C. THAT staff provide Council with a complete summary of the resources the City of Vancouver has invested in the Empty Homes Tax, including the number of staff hours dedicated to the program and any new staff hired.
- D. THAT staff consider exemptions to the tax for seniors and persons with disabilities who are unable serve as a landlord.

not put

Councillor Deal rose on a point of order to note that the motion may be out of order under a number of sections in the *Procedure By-law*. Following advice from the City Clerk, Mayor Robertson ruled the motion out of order under sections 4.3(b), (c), (d), and (g) of the *Procedure By-law*.

7. Upgrading, Reviewing and Revising the Granville Entertainment District

MOVED by Councillor Affleck
SECONDED by Councillor Bremner

WHEREAS:

1. Vancouver's public spaces - our plazas, squares, streets, laneways, pathways, and waterfront - are where public life happens and where community is created - spaces where we connect with the city and with each other;
2. "Places for People Downtown" seeks to create a strategy to shape and deliver vibrant public spaces in downtown Vancouver;
3. At the Tuesday, July 9, 2013, Regular Council Meeting, Councillor Affleck introduced a motion entitled "Review and Enhancement of Granville Entertainment District";
4. Councillor Affleck's motion called for City staff to consult with the Downtown Vancouver Business Improvement Association and other pertinent stakeholders to provide an update on the Granville Entertainment District with a view to:
 - Reviewing the parking situation on the street;
 - Providing options for enhancing the dining experience on the street, including allowing greater use of the street for outdoor dining by neighboring food establishments and,
 - Reviewing other potential upgrades and opportunities for the area.
5. Councillor Affleck's July 9, 2013, motion was referred to staff with direction to provide a memorandum to Council reviewing the process used to select a design team to create the \$21-million, national award-winning Granville Entertainment District, the cost of construction and any feedback received from stakeholders regarding the redesigned street (referral moved by Councillor Deal; seconded by Councillor Louie - opposed by Councillors Affleck, Ball, and Carr);
6. A records search conducted by City staff for the memorandum to Council noted above in WHEREAS clause No. 3 failed to locate any follow up memorandum to Council reviewing the process used to select a design team to create the \$21-million, national award-winning Granville Entertainment District, the cost of construction, or any feedback received from stakeholders regarding the redesigned street;
7. At the Wednesday, June 14, 2017, meeting of the Standing Committee of Council on City Finance and Services, City staff presented Liquor Policy Review recommendations to Council, including a recommendation to adopt and implement adjustments for the Granville Street/Granville Entertainment District "to reduce problems";

8. The City Finance and Services Committee heard from four speakers at the Wednesday, June 14, 2017, meeting in support of the report and 16 speakers who were either in opposition or expressed concerns regarding specific aspects of the report;
9. Councillor Carr offered an amendment at the June 14, 2017, committee meeting whereby the recommendations referencing the Granville Entertainment District and the Downtown Eastside in recommendations E.19, and I.27, on pages 13 to 14 of the Policy Report dated June 7, 2017, entitled "Liquor Policy Review - Recommended Actions", be removed, and be referred to a working group of key stakeholders noted elsewhere in the staff recommendations;
10. Vote No. 02024 records that Councilors Deal, Jang, Louie, Meggs, Reimer, Stevenson and Mayor Robertson opposed Councillor Carr's June 14, 2017, amendment relating to the Granville Entertainment District and the Downtown Eastside and the amendment did not carry;
11. A recommendation, contained in the staff report presented to Council on June 14, 2017 (i.e., "Liquor Policy Review - Recommended Actions"), to direct City staff to establish a working group of key stakeholders in the Granville Entertainment District, including local bars and restaurants, Bar Watch, the Downtown Vancouver Business Improvement Association, Vancouver Police Department, Vancouver Coastal Health and community organizations, including women's organizations, to improve consultation and co-ordination of efforts to reduce street disorder and gender-based violence, and to improve business in the area carried unanimously (Vote No. 02027);
12. Events of recent days underscore the fact that violent crime continues to be a persistent issue on Granville Street and it is time to change how the Granville Entertainment District operates to make it a safer place for people late at night.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council direct staff to review current City policies relating to the Granville Entertainment District to assess the effectiveness of these policies in reducing street disorder, reducing gender-based violence, and improving business in the area, and provide recommendations relating to (but not limited to):
 - A review of the parking and transit situation on the street;
 - Options for enhancing the dining and live music experience on the street, including allowing greater use of the street for outdoor patio dining by neighboring food establishments;
 - A review of other potential upgrades and opportunities for the area.
- B. THAT Vancouver City Council direct staff to work with the Vancouver Police Department, Bar Watch, and other relevant stakeholders to determine the viability, budget, and timeframe for reactivation of the Street Surveillance Camera Network.

- C. THAT the City of Vancouver call on the Provincial Government to join the City of Vancouver, relevant stakeholders, and the transportation industry (i.e., taxi, limousine, transit) to develop a targeted strategy to provide better transportation services unique to the Granville Entertainment District as a high need area of the city.
- D. THAT Vancouver City Council direct staff to review the possibility of allowing later hours for the Granville Entertainment District to smooth out closing times of various establishments rather than requiring entertainment district businesses to adhere to policies which unnecessarily, and adversely, affect these businesses and in turn unnecessarily, and adversely, affect Vancouver's reputation as a robust tourism and hospitality destination.
- E. THAT Vancouver City Council direct staff to consult with the BC Entertainment Hall of Fame (which has invested over \$300,000 for bronze plaques up and down Granville Street), Entertainment Producers, Vancouver Civic Theatres (such as the Orpheum which fronts onto Granville Street), and the City Archives regarding the manifest issues evident in the Granville Entertainment District and to include these stakeholders in all future matters and consultations pertaining to the Granville Entertainment District.

referred

Mayor Robertson noted requests to speak to this motion had been received.

Councillor Louie rose on a point of order to note that portions of the motion could be considered out of order under section 4.3(d) of the *Procedure By-law*, as staff continue to do work on recommendations related to the Granville Entertainment District based on previous direction from Council. He suggested that Council refer the motion to hear from speakers at the next day's Standing Committee meeting, and that Councillor Affleck revise the motion to remove those points that cause the motion to be out of order, then present a revised motion at the Standing Committee meeting the next day. Councillor Affleck agreed.

REFERRAL MOVED by Councillor Affleck

SECONDED by Councillor De Genova

THAT the motion "Upgrading, Reviewing and Revising the Granville Entertainment District" be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, February 21, 2018, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 02635)

8. Vancouver Divesting from Fossil Fuels

MOVED by Councillor Carr
SECONDED by Councillor Reimer

WHEREAS

1. The City of Vancouver has been aiming to become the world's greenest city by 2020 and is committed to a *Renewable City Strategy* to become a 100 percent renewable energy city by 2050;
2. Many cities are in the process of divesting from fossil fuels, including New York, Berkeley, Oslo, and Christchurch;
3. A primary focus of local climate action for 2018 arising out of the United Nations COP 23 climate talks in Bonn, Germany in November of 2017 is a drive to divest from fossil fuels;
4. Divestment from fossil fuels is an action commensurate with our *Greenest City Action Plan* and our *Renewable City Strategy*;
5. At the 2017 UBCM session on Socially Responsible Investing, representatives of the Municipal Finance Authority (MFA) stated that their survey regarding a fossil-free Socially Responsible Investment (SRI) fund resulted in interest from a number of municipalities that *was* substantial but insufficient to meet the minimum initial investment needed, and that investment from the City of Vancouver would enable a fossil-free SRI fund to proceed.

THEREFORE BE IT RESOLVED THAT City Council direct staff to inform the Municipal Finance Authority (MFA) that the City of Vancouver will move its MFA investments into a fossil-free Socially Responsible Investment (SRI) fund if such a fund is established by the MFA.

amended

MOVED by Councillor Reimer
SECONDED by Councillor Ball

THAT the resolved be amended by replacing the phrase "direct staff to inform the Municipal Finance Authority (MFA) that the City of Vancouver will move its MFA investments" be replaced with "ask staff to report back on what the implications would be of the City of Vancouver moving its Municipal Finance Authority (MFA) investments", so that the resolved would read:

THEREFORE BE IT RESOLVED THAT City Council ask staff to report back on what the implications would be of the City of Vancouver moving its Municipal Finance Authority (MFA) Investments into a fossil-free Socially Responsible Investment (SRI) fund if such a fund is established by the MFA.

CARRIED UNANIMOUSLY (Vote No. 02636)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 02637).

FINAL MOTION AS APPROVED

WHEREAS

1. The City of Vancouver has been aiming to become the world's greenest city by 2020 and is committed to a *Renewable City Strategy* to become a 100 percent renewable energy city by 2050;
2. Many cities are in the process of divesting from fossil fuels, including New York, Berkeley, Oslo, and Christchurch;
3. A primary focus of local climate action for 2018 arising out of the United Nations COP 23 climate talks in Bonn, Germany in November of 2017 is a drive to divest from fossil fuels;
4. Divestment from fossil fuels is an action commensurate with our *Greenest City Action Plan* and our *Renewable City Strategy*;
5. At the 2017 UBCM session on Socially Responsible Investing, representatives of the Municipal Finance Authority (MFA) stated that their survey regarding a fossil-free Socially Responsible Investment (SRI) fund resulted in interest from a number of municipalities that *was* substantial but insufficient to meet the minimum initial investment needed, and that investment from the City of Vancouver would enable a fossil-free SRI fund to proceed.

THEREFORE BE IT RESOLVED THAT City Council ask staff to report back on what the implications would be of the City of Vancouver moving its Municipal Finance Authority (MFA) Investments into a fossil-free Socially Responsible Investment (SRI) fund if such a fund is established by the MFA.

9. Celebrating Vancouver

MOVED by Councillor Reimer
SECONDED by Mayor Robertson

WHEREAS

1. The City produces a number of Vancouver branded products for protocol gifts and special events;
2. There is a high demand for these products from the public and visitors;
3. The City also provides items for sale from a number of departments such as Archives, and has requests for reproductions of items from a number of other departments such as public art, street banners and street signs;

4. In recent years a number of municipal governments, transit authorities and other local government agencies have created retail operations, either online or through brick and mortar outlets, for public purchase of their branded products;
5. These retail operations can be managed by a third party in a manner that allows for expanded public access to products with limited or no public financial exposure;
6. These retail operations have had additional benefits to their local communities including providing an opportunity to engage outstanding local designers and manufacturers, creating local jobs in the creative and IT centres, and providing an avenue for online engagement with residents to build community and civic pride.

THEREFORE BE IT RESOLVED THAT staff report back to Council with recommendations regarding implementing a cost neutral retail operation Vancouver branded products and other items for which the City has licensing rights.

amended

MOVED by Councillor Affleck
SECONDED by Councillor De Genova

THAT the phrase "for made in Canada," be inserted following the word "operation" in the resolved.

CARRIED UNANIMOUSLY (Vote No. 02638)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY.

FINAL MOTION AS APPROVED

WHEREAS

1. The City produces a number of Vancouver branded products for protocol gifts and special events;
2. There is a high demand for these products from the public and visitors;
3. The City also provides items for sale from a number of departments such as Archives, and has requests for reproductions of items from a number of other departments such as public art, street banners and street signs;
4. In recent years a number of municipal governments, transit authorities and other local government agencies have created retail operations, either online or through brick and mortar outlets, for public purchase of their branded products;

5. These retail operations can be managed by a third party in a manner that allows for expanded public access to products with limited or no public financial exposure;
6. These retail operations have had additional benefits to their local communities including providing an opportunity to engage outstanding local designers and manufacturers, creating local jobs in the creative and IT centres, and providing an avenue for online engagement with residents to build community and civic pride.

THEREFORE BE IT RESOLVED THAT staff report back to Council with recommendations regarding implementing a cost neutral retail operation for made in Canada, Vancouver branded products and other items for which the City has licensing rights.

NOTICE OF MOTION

1. Renewal of Ray-Cam Community Centre

Councillor Carr submitted a Notice of Motion on the above-noted topic. The motion will be placed on the March 13, 2018, Regular Council agenda as a Motion on Notice.

ENQUIRIES AND OTHER MATTERS

1. Affordable Home Ownership Program

Councillor De Genova requested an update on the proposed affordable home ownership program. The City Manager responded, noting that the requests for Vancouver Charter changes have been submitted and staff are continuing to work with the Province on this matter.

2. Warming Centres

Councillor Ball requested an update on the warming centres, and thanked staff who are working there. The City Manager responded noting that staff are working with BC Housing to keep the centres open during the current cold snap. He also noted that reported turn-aways from Carnegie Centre were people who were there to use the Centre as a recreation/drop-in centre, not a warming centre.

ADJOURNMENT

MOVED by Councillor Reimer
SECONDED by Councillor Louie

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:17 pm.

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