



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

MAY 2, 2018

A Regular Meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, May 2, 2018, at 9:33 am, in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Heather Deal, Chair
Mayor Gregor Robertson*
Councillor George Affleck
Councillor Hector Bremner
Councillor Adriane Carr
Councillor Melissa De Genova*
Councillor Kerry Jang*
Councillor Andrea Reimer
Councillor Tim Stevenson, Vice-Chair

ABSENT: Councillor Elizabeth Ball (Medical Leave)
Councillor Raymond Louie (Sick Leave)

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager

CITY CLERK'S OFFICE: Rosemary Hagiwara, Deputy City Clerk
Tina Hildebrandt, Meeting Coordinator

WELCOME

The Chair 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.

1. Funding Application to BC Community Emergency Preparedness Fund - Structural Flood Mitigation April 16, 2018

MOVED by Councillor Carr
THAT the Committee recommend to Council

THAT Council approve a funding application to UBCM's Community Emergency Preparedness Fund – Structural Flood Mitigation for \$750,000 toward the Fraser River Flood Protection – East Fraser Lands Area 2 (Phase 2) project.

CARRIED UNANIMOUSLY (Vote No. 02836)
(Mayor Robertson absent for the vote)

2. Energy and Water Efficiency Updates to the Building By-law and Rezoning Policy April 20, 2018

Staff from the Sustainability Group reviewed the report and, along with staff from Engineering Services, responded to questions.

The Committee heard from one speaker in support and two speakers who, while in general support of the report, expressed concern with a number of aspects.

MOVED by Councillor Reimer
THAT the Committee recommend to Council

A. THAT Council approve, in principle, amendments to the Building By-law generally in the form attached as Appendix A to the Policy Report dated April 20, 2018, entitled "Energy and Water Efficiency Updates to the Building By-law and Rezoning Policy", including:

- i. Energy efficiency and airtightness requirements for residential buildings over 6-storeys and commercial buildings that align with:
 1. Step 2 of the BC Energy Step Code, and greenhouse gas limits (GHG), beginning in June, 2019;
 2. Step 3 of the BC Energy Step Code, and with the limits in the current Green Buildings Policy for Rezoning, beginning in June, 2021;
- ii. Energy efficiency requirements, previously approved by Council for 4-6 storey residential buildings, to also be applied to mixed-use residential buildings up to 6-storeys, where commercial uses may be present on the first and second storey, including preserving both a prescriptive and a performance option;
- iii. Creating alternate compliance pathways to these requirements, where a development may choose a higher Step of the BC Energy Step Code in lieu of a GHG limit;
- iv. Energy efficiency requirements for all other building types that reference the most up-to-date North American energy standards for buildings, as required by the upcoming updates to the base BC Building Code, provisional upon Provincial approval of those updates; and
- v. Addressing minor housekeeping changes to past updates, and the removal of drain water heat recovery requirements pending further implementation research and industry education;

FURTHER THAT that the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A of the above-noted Policy Report.

B. THAT Council approve, in principle, amendments to the Building By-law generally in the form attached as Appendix B to the Policy Report dated April 20, 2018,

entitled “Energy and Water Efficiency Updates to the Building By-law and Rezoning Policy”, to enhance water efficiency requirements pertaining to plumbing fixtures, appliances and equipment in all building types;

FURTHER THAT that the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix B of the above-noted Policy Report.

- C. THAT Council approve amendments to the Green Buildings Policy for Rezonings attached as Appendix B to the Policy Report dated April 20, 2018, entitled “Energy and Water Efficiency Updates to the Building By-law and Rezoning Policy”, including:
- i. A change to the heat loss limit for residential buildings over 6-storeys from 32 to 30, to align with Step 3 of the BC Energy Step Code;
 - ii. Creating alternate compliance pathways, where a development may choose a higher Step of the BC Energy Step Code, or Passive House, in lieu of a GHG limit; and
 - iii. The addition of low-volatile organic compounds (VOC) materials, and energy metering and reporting requirements, for buildings pursuing the near-zero emissions building pathway (e.g. Passive House).

CARRIED UNANIMOUSLY (Vote No. 02828)

**3. Update on Liquor Policy Implementation and Upgrading the Granville Entertainment District
April 25, 2018**

The General Manager of Development, Buildings and Licensing, and the Director of Licensing, Property Use and Animal Services, reviewed the report.

The Committee heard from eight speakers in support of the report. One of the speakers also requested Council remove the 3000 square foot restriction from the liquor retail store framework.

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At 11:59 am, during the hearing of speakers, it was,

MOVED by Councillor Carr

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

CARRIED UNANIMOUSLY
(Councillors De Genova and Jang absent for the vote)

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At 12:40 pm, following the hearing of speakers, it was,

MOVED by Councillor Reimer

THAT the order of the agenda be varied to deal with Item 5 prior to completion of Item 3.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

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

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The Committee recessed at 12:41 pm and reconvened at 1:13 pm.

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5. City of Vancouver Accessibility Strategy

At the Regular Council meeting on May 1, 2018, Vancouver City Council referred this matter to the Standing Committee on City Finance and Services meeting on May 2, 2018, to hear from speakers.

The Committee heard from seven speakers in support of the motion.

The following motion contains changes to the original motion which were accepted by the Committee.

MOVED by Councillor De Genova
THAT the Committee recommend to Council

WHEREAS

1. The United Nations Convention on the Rights of Persons with Disabilities, the Universal Declaration of Human Rights, the Canadian Charter of Rights and Freedoms, the Canadian Human Rights Act, and the British Columbia Human Rights Code recognize the rights of persons with disabilities to be free from discrimination and to participate fully in society;
2. According to the World Health Organization, 15% of the global population experience some form of disability;
3. The Province of British Columbia's Accessibility 2024 Action Plan set out a goal for British Columbia to be the most progressive province in Canada for people with disabilities by 2024;
4. The City of Vancouver Healthy City Strategy focuses on advancing "initiatives that are both universal for all citizens and focused on specific populations most vulnerable to health inequities";

5. The City of Vancouver Transportation 2040 Plan aims to make streets accessible for all people, leading to increased equity by allowing all people to meet their daily needs and participate in public life;
6. The City of Vancouver currently does not have a comprehensive strategy to promote and implement measures to advance the rights of persons with disabilities;
7. Making the City of Vancouver more accessible benefits Persons with Disabilities, and other people, including seniors, individuals with temporary or permanent mobility issues and young families;
8. On April 5, 2018, the City of Vancouver Persons with Disabilities Advisory Committee unanimously passed a motion entitled "Accessible City Strategy".

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to work with the Persons with Disabilities Advisory Committee, the Seniors' Advisory Committee, the Mayor's Task Force on Mental Health, and Addictions People With Lived Experiences Working Group, to review:
 - i. A summary of the current policies and initiatives being pursued across City departments with respect to persons with disabilities, universal design and access; and
 - ii. Options to advance implementation of accessibility throughout the City, potentially including a Vancouver-specific accessibility commitment and strategy, while continuing to address key accessibility issues.
- B. THAT staff consult with the Persons with Disabilities Advisory Committee, the Seniors' Advisory Committee, the Mayor's Task Force on Mental Health, and Addictions People With Lived Experiences Working Group, and report back to Council by Fall of 2018, with recommendations on moving forward with an Accessibility Strategy, including a budget for implementation.

CARRIED UNANIMOUSLY (Vote No. 02829)

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Following completion of Item 5, the Committee continued with Item 3.

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**3. Update on Liquor Policy Implementation and Upgrading the Granville Entertainment District
April 25, 2018**

The Deputy City Manager, along with staff from Cultural Services, Development Buildings and Licensing, Engineering Services and the Vancouver Police Department, responded to questions.

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At 3:03 pm, Councillor Bremner rose and declared Conflict of Interest as he was employed by the BC Wine Industry in 2015, and would, therefore, not be voting on A and B.

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The Committee agreed to sever the vote on the components of the motion.

MOVED by Mayor Robertson

THAT the Committee recommend to Council

- A. THAT Council approve in principle amendments to License By-law Number 4450 generally in accordance with Appendix B of the Administrative Report dated April 25, 2018, entitled "Update on Liquor Policy Implementation and Upgrading the Granville Entertainment District", to: restrict the location of advertising by liquor stores located in grocery stores; require the display of drink strength; establish a Class 8 Liquor Establishment licence; and clarify the process to be followed by the City in providing comments on liquor licence applications to the Provincial Liquor Control and Licensing Branch;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix B of the above-noted Administrative Report.

- B. THAT Council approve amendments to the Liquor Store Guidelines as presented in Appendix C of the Administrative Report dated April 25, 2018, entitled "Update on Liquor Policy Implementation and Upgrading the Granville Entertainment District".

CARRIED UNANIMOUSLY (Vote No. 02831)

(Councillor Bremner ineligible to vote due to Conflict of Interest)

- C. THAT Council adopt the Policy on Support for Liquor Licences at Arts and Culture Businesses as presented in Appendix D of the Administrative Report dated April 25, 2018, entitled "Update on Liquor Policy Implementation and Upgrading the Granville Entertainment District".

- D. THAT Council approve in principle an amendment to Noise Control By-law No. 6555 generally in accordance with Appendix E of the Administrative Report dated April 25, 2018, entitled "Update on Liquor Policy Implementation and Upgrading the Granville Entertainment District", to establish 9:00 a.m. to 1:00 a.m. as the time when maximum noise levels from live entertainment at restaurants are in force;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix E of the above-noted Administrative Report.

- E. THAT Council approve removal of the probationary period restricting liquor service hours for known good operators licensing new restaurants.

- F. THAT Council adopt the policy to allow patios at liquor establishments in the Granville Entertainment District.
- G. THAT Council receive for information the Granville Entertainment District (GED) liquor policies and general GED upgrades update as presented in the Administrative Report dated April 25, 2018, entitled "Update on Liquor Policy Implementation and Upgrading the Granville Entertainment District".
- H. THAT staff, as part of the City's Creative City Strategy, establish a "Nightlife Council" that combines safety, security, transportation, economic development, and vibrant street life, integrating lessons learned from the GED Safety and Security Working Group.
- I. THAT staff pursue opportunities for a collaborative funding partnership to support a permanent Good Night Out Program that contributes to nighttime safety downtown, particularly for women, LGBTQ2+ and other vulnerable populations.
- J. THAT Council direct staff to work with the Vancouver Police Department to review fighting fines in the city of Vancouver and consider increasing those fines;

FURTHER THAT staff report back to Council with any recommendations on the above.

CARRIED UNANIMOUSLY (Vote No. 02837)

4. Mixed-Use Development at 1636 Clark Drive and 1321 to 1395 East 1st Avenue – Approval of MOU, Capital Contributions and Negotiation of Ground Lease April 19, 2018

The General Manager of Arts, Culture and Community Services provided opening comments followed by staff from the Social Policy and Projects Division, who reviewed the report and, along with James Forsyth, Director of Regional Development, BC Housing, and Bonnie Wilson, Vancouver Inner City and Program Lead for Mental Health & Substance Use, responded to questions.

The Committee heard from five speakers in opposition to the report. Concerns expressed included lack of public consultation and location.

MOVED by Councillor Jang
THAT the Committee recommend to Council

- A. THAT Council approve the executed Memorandum of Understanding, included as Appendix A of the Administrative Report dated April 19, 2018, entitled "Mixed-Use Development at 1636 Clark Drive and 1321 to 1395 East 1st Avenue – Approval of MOU, Capital Contributions and Negotiation of Ground Lease", between the City of Vancouver, the British Columbia Housing Management Commission, and Vancouver Coastal Health Authority for a proposed mixed-use development comprising the City-owned lots addressed at 1636 Clark Drive and 1321 to 1395 East 1st Avenue, legally described as:

Parcel Identifier: 013-004-638, Lot 24, Except (A) Part in Plan 4123 and (B) Part in Explanatory Plan 17378 Block 60 District Lot 264A Plans 383 and 1771

Parcel Identifier: 013-004-590, Lot 23, Except Part in Explanatory Plan 17378, Block 60 District Lot 264A Plans 383 and 1771

Parcel Identifier: 013-004-581, Lot 22, Except Part in Explanatory Plan 17378, Block 60 District Lot 264A Plans 383 and 1771

Parcel Identifier: 006-747-884, Lot 21 Block 60 District Lot 264A Plan 383 and 1771

Parcel Identifier: 013-359-932, Lot 20 Block 60 District Lot 264A Plan 383 and 1771

Parcel Identifier: 015-327-345, Lot 19, Except the South 7 Feet Now Road, Block 60 District Lot 264A Plan 383 and 1771

Parcel Identifier: 015-327-337, Lot 18, Except the South 7 Feet Now Road, Block 60 District Lot 264A Plan 383 and 1771

The Common Property of Strata Plan VAS1149 and Strata Lots 1 to 13 District Lot 264A Strata Plan VR. 1149

Parcel Identifier: 015-213-552, Lot 15 Block 60 District Lot 264A Plan 383 and 1771

Parcel Identifier: 015-327-329, Lot 14 Block 60 District Lot 264A Plan 383 and 1771

Parcel Identifier: 012-694-029, Lot 13 Block 60 District Lot 264A Plan 383 and 1771

(Together “the Property”).

- B. THAT Council receive for information the preliminary budget for the development of the Property as set out in Table 1 of the Administrative Report dated April 19, 2018, entitled “Mixed-Use Development at 1636 Clark Drive and 1321 to 1395 East 1st Avenue – Approval of MOU, Capital Contributions and Negotiation of Ground Lease”, and staff will return to Council for approval for any finalized City contributions for the development.
- C. THAT Council authorize the Director of Real Estate Services to commence negotiations with the British Columbia Housing Management Commission for a ground lease of the Property (after consolidation), which ground lease will be negotiated on the understanding that the execution and registration of the ground lease will be subject to: the Property being consolidated; the Property being rezoned through the City’s normal regulatory process (including, without limitation, satisfaction of all rezoning conditions), and; approval of the fully-negotiated ground lease by Council on the following key terms:

- Parties: City of Vancouver, as landlord (the “City”)
British Columbia Housing Management Commission (or its designate), as tenant (“BC Housing”)
- Premises: The Property subject to consolidation of the Property into one legal parcel
- Term: Of sufficient length to enable both construction of the development and a 99-year lease of the social housing component of the development upon completion of construction
- Rent: Nominal rent of \$10, a nominal rent long-term lease to be part of the City’s capital contribution towards the development
- Use: A four-storey mixed-use CD-1 development of approximately 118,000 sq. ft. (subject to final design and approval) comprised of the following uses and areas:
- Community Health Services & Adult Transitional Services measuring ~55,000sf, including 20 Transitional Units (the “Community Health Component”)
 - Social Housing measuring ~60,000sf, 60-100 units (the “Social Housing Component”)
 - Social Enterprise Space measuring ~3,000sf (the “Social Enterprise Component”)

(the “Development”).

Other Terms: Upon completion of the Development, BC Housing shall sublease the Community Health Component for 99 years less one day to Vancouver Coastal Health (VCH) and the Social Enterprise Component for 99 years less one day to the City

The ground lease is to be based on the City’s form of lease for developments of this nature, drawn to the satisfaction of the General Manager of Real Estate & Facilities Management, the General Manager of Arts, Culture & Community Services and the Director of Legal Services

(Collectively, the “Ground Lease”).

- D. THAT Council approve a capital contribution in the amount of \$16,700,000, in the form of a nominal ground lease, towards this Development; this contribution being the fair market value of the 99 year Ground Lease for the contemplated consolidated site. Consolidation of the properties will require a transfer of properties from the Capital Fund to the PEF, and will be brought forward separately for Council approval.
- E. THAT Council’s decision to approve the Memorandum of Understanding, receive the preliminary budget for information, to authorize the Director of Real Estate Services to commence negotiations with the BC Housing for the Ground Lease of the Property and to approve the capital contribution towards the Development in

the amount of the fair market value of the Ground Lease will not, in any way, limit Council or the City and its officials (including the Approving Officer) in exercising their regulatory discretion in respect of any rezoning, subdivision or consolidation or permitting of or for the Property.

- F. THAT no legal rights or obligations shall be created and none shall arise until the matters set forth in Section 7.2 of the Memorandum of Understanding have been fulfilled, including approval by Council.

CARRIED UNANIMOUSLY (Vote No. 02833)

6. Recognizing Italian Heritage Month and “Italian Day on the Drive” in the List of “Official Celebrations and Observances” in the City of Vancouver

At the Regular Council meeting on May 1, 2018, Vancouver City Council referred this matter to the Standing Committee on City Finance and Services meeting on May 2, 2018, to hear from speakers.

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

MOVED by Councillor De Genova
THAT the Committee recommend to Council

WHEREAS

1. Italian Day on the Drive is a vibrant cultural street festival, celebrating Italian culture, heritage and community on Commercial Drive in Little Italy. This free, all ages and car free event has an attendance of more than 200,000 people and last year the numbers for attendance were the same as the Pride Parade in the City of Vancouver;
2. Several significant events, observances and celebrations are recognized on the City of Vancouver website including: Lunar New Year, Black History Month, International Women’s Day, International Day for the Elimination of Racial Discrimination, World Refugee Day, National Indigenous Peoples Day, Vancouver Pride Week, Eid-al-Adha, Diwali: Festival of Lights, Remembrance Day and International Day of Persons with Disabilities;
3. The City of Vancouver website states “City Council and staff recognize and value the contributions of the diverse communities that make Vancouver one of the most livable cities in the world. We also observe internationally recognized days significant in our history.”;
4. Although Council has in past years provided an official proclamation for “Italian Heritage Month”, this month-long celebration is absent from the list of “Official Celebrations and Observances” on the City of Vancouver website. Furthermore, the text above the list on the website states that “The official celebrations and observances listed below have been approved by City Council”;

5. June is Italian Heritage Month across Canada. In May 2017, the Federal Government passed a motion to recognize the month of June as Italian Heritage month across Canada;
6. Costs for Italian Day on The Drive continue to rise and costs for the event in 2018 are projected to total over \$300,000. "Italian Day on The Drive 2018" is facing \$40,000 more in City of Vancouver required costs than in 2017;
7. For 2016 and 2017, "Italian Day on the Drive", received only \$4,000 annually, towards event costs in a Cultural Grant from the City of Vancouver.

THEREFORE BE IT RESOLVED

- A. THAT Council approve June as Italian Heritage Month and highlight the celebration of "Italian Day on The Drive" in the list of official celebrations and observances recognized by the City of Vancouver.
- B. THAT Council direct staff to work with "Italian Day on The Drive" organizers to discuss the possibility of an increase in the grants and funding the City of Vancouver can provide.

amended

AMENDMENT MOVED by Councillor Reimer

THAT the motion be struck and replaced with the following:

- A. THAT Council approve June as Italian Heritage Month.
- B. THAT interim to the "Destination Special Event Strategy" final report and recommendations coming back to Council:
 - i. Council confer the designation of "Official Celebration and Observance" and the benefits that go with that designation, on Italian Day, Car Free Day, Greek Day on Broadway, Dragon Boat Festival, and the Khatsalano Street Party in 2018; and
 - ii. Staff report back to Council by end of June 2018 on options for City to support all free outdoor public events with attendance averaging 50,000 people or more to assist them in effectively responding to emerging security challenges, and to develop plans for financial and environmental sustainability.

amended

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During debate, the Committee recessed at 4:56 pm and reconvened at 5:22 pm.

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AMENDMENT TO THE AMENDMENT MOVED by Councillor De Genova

THAT the amendment be struck and replaced with the following:

- A. THAT Council approve June as Italian Heritage Month and be recognized with City of Vancouver Official Celebration and Observance designation;

FURTHER THAT funding be provided by the City of Vancouver to Italian Day on The Drive similar to other events of similar size starting in 2019 and onward.

- B. THAT interim to the "Destination Special Event Strategy" final report and recommendations coming back to Council:
- i. Council also confer the designation of "Official Celebration and Observance" and the benefits that go with that designation on Car Free Day, Greek Day on Broadway, Dragon Boat Festival, and the Khatsahlano Street Party in 2018; and
 - ii. Staff report back to Council by end of June 2018 on options for the City to support all free outdoor public events with attendance averaging 50,000 people or more to assist them in effectively responding to emerging security challenges, and to develop plans for financial and environmental sustainability.

CARRIED UNANIMOUSLY (Vote No. 02834)

The amendment to the amendment having CARRIED, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 02835).

The Committee adjourned at 5:44 pm.

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

MAY 2, 2018

A Regular Meeting of the Council of the City of Vancouver was held on Wednesday, May 2, 2018, at 5:44 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 George Affleck
Councillor Hector Bremner
Councillor Adriane Carr
Councillor Melissa De Genova
Councillor Heather Deal
Councillor Kerry Jang
Councillor Andrea Reimer
Councillor Tim Stevenson

ABSENT:

Councillor Elizabeth Ball (Medical Leave)
Councillor Raymond Louie (Sick Leave)

CITY MANAGER'S OFFICE:

Sadhu Johnston, City Manager

CITY CLERK'S OFFICE:

Rosemary Hagiwara, Deputy City Clerk
Tina Hildebrandt, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
Wednesday, May 2, 2018

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. Funding Application to BC Community Emergency Preparedness Fund - Structural Flood Mitigation
2. Energy and Water Efficiency Updates to the Building By-law and Rezoning Policy
3. Update on Liquor Policy Implementation and Upgrading the Granville Entertainment District
4. Mixed-Use Development at 1636 Clark Drive and 1321 to 1395 East 1st Avenue – Approval of MOU, Capital Contributions and Negotiation of Ground Lease
5. City of Vancouver Accessibility Strategy
6. Recognizing Italian Heritage Month and “Italian Day on the Drive” in the List of “Official Celebrations and Observances” in the City of Vancouver

Items 1 - 6

MOVED by Councillor Jang
SECONDED by Councillor Stevenson

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of May 2, 2018, as contained in items 1 to 6, be approved.

CARRIED UNANIMOUSLY

BY-LAWS

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At 5:45 pm, Councillor Bremner rose and declared Conflict of Interest as he was employed by the BC Wine Industry in 2015, and would, therefore, not be voting on the by-laws.

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MOVED by Councillor Stevenson
SECONDED by Councillor Jang

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 and 2 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Bremner ineligible to vote due to Conflict of Interest)

1. By-law to amend License By-law No. 4450 regarding liquor requirements (By-Law No. 12090)
2. By-law to amend Noise Control By-law No. 6555 regarding restaurants with live entertainment (By-law No. 12091)

ADJOURNMENT

MOVED by Councillor Jang
SECONDED by Councillor Stevenson

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 5:46 pm.

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