



REGULAR COUNCIL MEETING MINUTES

FEBRUARY 26, 2019

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 26, 2019, at 9:33 am, in the Council Chamber, Third Floor, City Hall.

PRESENT:

- Mayor Kennedy Stewart
- Councillor Rebecca Bligh
- Councillor Christine Boyle
- Councillor Adriane Carr
- Councillor Melissa De Genova*
- Councillor Lisa Dominato*
- Councillor Pete Fry*
- Councillor Colleen Hardwick*
- Councillor Sarah Kirby-Yung*
- Councillor Jean Swanson
- Councillor Michael Wiebe*

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager

CITY CLERK'S OFFICE: Katrina Leckovic, City Clerk
Bonnie Kennett, Meeting Coordinator

*Denotes absence for a portion of the meeting.

WELCOME

The Mayor acknowledged we are on the unceded territories of the Musqueam, Squamish, and Tsleil-Waututh Nations and we thank them for having cared for this land since time immemorial.

IN CAMERA MEETING

MOVED by Councillor Dominato

SECONDED by Councillor Carr

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;

(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
(Councillors De Genova and Kirby-Yung absent for the vote)

ADOPTION OF MINUTES

1. Regular Council – February 12, 2019

MOVED by Councillor Carr
SECONDED by Councillor Boyle

THAT the Minutes of the Regular Council meeting of February 12, 2019, be approved.

CARRIED UNANIMOUSLY
(Councillors De Genova and Kirby-Yung absent for the vote)

2. Public Hearing – February 12, 2019

MOVED by Councillor Carr
SECONDED by Councillor Dominato

THAT the Minutes of the Public Hearing of February 12, 2019, be approved.

CARRIED UNANIMOUSLY
(Councillors De Genova and Kirby-Yung absent for the vote)

3. Regular Council (City Finance and Services) – February 13, 2019

MOVED by Councillor Bligh
SECONDED by Councillor Dominato

THAT the Minutes of the Regular Council meeting following the Standing Committee on City Finance and Services meeting of February 13, 2019, be approved.

CARRIED UNANIMOUSLY
(Councillors De Genova and Kirby-Yung absent for the vote)

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Carr
SECONDED by Councillor Bligh

THAT Council adopt Communication 1 and Administrative Reports 1 and 4, on consent.

CARRIED UNANIMOUSLY
(Councillor De Genova absent for the vote)

REPORT REFERENCE

1. Report Back on Budget Related Motions

Patrice Impey, General Manager, Finance, Risk and Supply Chain Management, Colin Knight, Associate Director, Financial Analysis, Budgets and Reporting, and Grace Cheng, Director, Long-term Financial Strategy and Planning, provided an update on recent Council budget motions that covered budgeting changes between 2008 to 2018, general operating budget growth trends between 2008 and 2018, key drivers of growth, baseline financial review of financial capacity and the budget process including a timeline for engagement with Council and financial review terms of reference. Ms. Impey, along with the City Manager, responded to questions.

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MOVED by Councillor Dominato
SECONDED by Councillor De Genova

THAT, under Section 6.8 of the *Procedure By-law*, Council suspend section 6.6(c) of the *Procedure By-law* in order to accommodate another round of questions to staff.

CARRIED UNANIMOUSLY
(Councillors Fry and Wiebe absent for the vote)

* * * * *

Following the second round of questions to staff, it was

MOVED by Councillor De Genova
SECONDED by Councillor Bligh

THAT, under Section 6.8 of the *Procedure By-law*, Council suspend section 6.6(c) of the *Procedure By-law* in order to accommodate another round of questions to staff for no more than two minutes.

CARRIED UNANIMOUSLY
(Councillors Fry and Wiebe absent for the vote)

* * * * *

MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT Council receive the Administrative Report dated February 14, 2019, entitled "Terms of Reference – Financial Review", for information;

FURTHER THAT Council direct staff to add to the Terms of Reference as contained on page 5 of the above-noted report:

- A) Baseline Financial Review:
 - d. Review the sources and amounts of funds allocated over the past ten years to the City and Council priorities where they have been identified in the budget.
- B) Building Capacity for Growth:
 - b. v. Opportunities to achieve key Council and City priorities.

amended

REFERRAL MOVED Councillor Kirby-Yung
SECONDED by Councillor De Genova

THAT Council refer the Administrative Report dated February 14, 2019, entitled "Terms of Reference – Financial Review", to staff to come back to Council with a revised recommendation by the end of April as to an alternative strategy longer-term budget baseline review that can inform long-range budget planning for the City of Vancouver.

withdrawn

WITHDRAWAL MOVED by Councillor Kirby-Yung
SECONDED by Councillor De Genova

THAT, under section 9.4 of the *Procedure By-law*, the motion be withdrawn.

CARRIED UNANIMOUSLY AND (Vote No. 03958)
BY THE REQUIRED MAJORITY

AMENDMENT MOVED by Councillor De Genova
SECONDED by Councillor Dominato

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

AND FURTHER THAT staff report back with any budget implications and an estimate of staff time required.

CARRIED (Vote No. 03954)
(Councillors Boyle, Carr, Fry, and Swanson opposed)
(Councillor Hardwick abstained from the vote)

Section 145.1 of the Vancouver Charter states "Where a member present at a meeting abstains from voting, they are deemed to have voted in the affirmative."

* * * * *

MOVED by Councillor De Genova
SECONDED by Councillor Bligh

THAT under section 9.5(b)(iv) of the *Procedure By-law*, Council postpone Report Reference 1 in order to deal with Report Reference 2, next.

CARRIED UNANIMOUSLY (Vote No. 03990)

Note: For ease of reference, the minutes are recorded in numerical order.

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Council recessed at 12:01 pm and reconvened at 3:03 pm.

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AMENDMENT MOVED by Councillor Hardwick
SECONDED by Councillor Bligh

THAT Council direct staff to add the following to the Terms of Reference as contained on page 5 of the above-noted report:

- C) Request for Proposal process include the requirement that the selected consultant be Vancouver-based and not have an existing business relationship with the City;
- D) Selected Consultant report directly back to Council.

amended

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MOVED by Councillor Carr
SECONDED by Councillor Bligh

THAT Council recess for 15 minutes.

CARRIED UNANIMOUSLY

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Council recessed at 3:42 pm and reconvened at 3:59 pm.

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AMENDMENT TO THE AMENDMENT MOVED by Councillor Carr
SECONDED by Councillor Wiebe

THAT the words “be Vancouver-based and” in C be struck.

CARRIED (Vote No. 03955)
(Councillors De Genova and Hardwick opposed)
(Councillor Kirby-Yung abstained from the vote)

Section 145.1 of the Vancouver Charter states “Where a member present at a meeting abstains from voting, they are deemed to have voted in the affirmative.”

AMENDMENT TO THE AMENDMENT MOVED by Councillor Hardwick
SECONDED by Councillor Bligh

THAT C be struck and substituted with the following:

THAT the Request for Proposal process include the requirement that Council receive at an In Camera meeting the staff recommendations on the hiring of the consultant to do the financial review.

CARRIED (Vote No. 03956)
(Councillors Boyle, Swanson, and Mayor Stewart opposed)

AMENDMENT TO THE AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor De Genova

THAT Council direct staff to add the following to the Terms of Reference as contained on page 5 of the above-noted report:

E) THAT the consultant be asked to incorporate a gender lens when reviewing the budget.

CARRIED UNANIMOUSLY (Vote No. 03958)
(Councillor Hardwick abstained from the vote)

Section 145.1 of the Vancouver Charter states “Where a member present at a meeting abstains from voting, they are deemed to have voted in the affirmative.”

Following the votes on the amendments to the amendment, Council agreed to separate the vote on the components of the amendment as amended, and the amendment as amended was put and CARRIED (Vote No. 0359, 03690 and 03961) with Councillor Boyle, Swanson and Mayor Stewart opposed to C, Councillor Boyle and Mayor Stewart opposed D and Councillor Hardwick abstaining from the vote.

Section 145.1 of the Vancouver Charter states “Where a member present at a meeting abstains from voting, they are deemed to have voted in the affirmative.”

The amendments having carried, the motion as amended was put and CARRIED (Vote No. 03962) with Mayor Stewart opposed.

FINAL MOTION AS APPROVED

THAT Council receive the Administrative Report dated February 14, 2019, entitled “Terms of Reference – Financial Review”, for information;

FURTHER THAT Council direct staff to add to the Terms of Reference as contained on page 5 of the above-noted report:

- A) Baseline Financial Review:
 - d. Review the sources and amounts of funds allocated over the past ten years to the City and Council priorities where they have been identified in the budget;
- B) Building Capacity for Growth:
 - b. v. Opportunities to achieve key Council and City priorities;
- C) The Request for Proposal process include the requirement that Council receive at an In Camera meeting the staff recommendations on the hiring of the consultant to do the financial review;
- D) Selected consultant report directly back to Council;
- E) The consultant be asked to incorporate a gender lens when reviewing the budget;

AND FURTHER THAT staff report back with any budget implications and an estimate of staff time required.

2. West End Parking Management Strategy and Participatory Budgeting Process January 29, 2019

Alina Cheng and Chris Darwent, both from Engineering Services, presented the report and responded to questions.

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MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT the meeting be extended to complete the presentation of Report Reference 2 and continue with questions to staff after the break.

CARRIED UNANIMOUSLY

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MOVED by Councillor Kirby-Yung
SECONDED by Councillor De Genova

THAT Council refer the Administrative Report dated January 29, 2019, entitled “West End Parking Management Strategy and Participatory Budgeting Process”, to staff in order to provide further information on how the extension of reduced residential permit parking fees to additional residents would contribute to greater availability of on-street parking, and how the proposed By-law amendment is not discriminatory to new West End area residents that may be facing severe affordability challenges prevalent in the City of Vancouver.

CARRIED (Vote No. 03953)
(Councillors Boyle, Carr, Fry, and Mayor Stewart opposed)

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At 3:26 pm, after dealing with Report Reference 2, it was

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT Council return to the floor Report Reference 1 and continue with the decision.

CARRIED UNANIMOUSLY (Vote No. 03991)

Note: For ease of reference, the minutes are recorded in numerical order.

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UNFINISHED BUSINESS

1. REZONING: 1906-1918 West 4th Avenue

On February 12, 2019, Vancouver City Council held a Public Hearing on the above-noted matter, and following the close of the speakers list and receipt of public comments, referred debate and decision to the Regular Council meeting to be held on February 26, 2019, as Unfinished Business.

Planning, Urban Design and Sustainability staff provided responses to questions which had been received by Council members.

MOVED by Councillor Carr
SECONDED by Councillor De Genova

- A. THAT the application, by Rositch Hemphill Architects on behalf of Harkerson B.C. Wholesale Lumber (1966) Ltd., to rezone 1906-1918 West 4th Avenue [Lots 17, 18 and 20, all except Part in Plan 3932; Lot 19, except (A) the East 20 Feet and (B) Part in Plan 3932; and The East 20 Feet of Lot 19, except Part in Plan 3932; all of Block 246 District Lot 526 Plan 590; PIDs: 015-245-543, 015-245-551, 015-245-560, 015-245-659, 015-245-608 respectively] from C-2B (Commercial) District to CD-1 (Comprehensive Development) District to

increase the permitted floor space ratio (FSR) from 2.50 to 3.08 and the building height from 15.3 m (50.2 ft.) to 18.8 m (61.8 ft.) to permit the development of a five-storey mixed-use building with commercial at grade and 32 for-profit affordable rental housing units, generally as presented in Appendix A of the Policy Report dated January 2, 2019, entitled "CD-1 Rezoning: 1906-1918 West 4th Avenue" be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Rositch Hemphill Architects and received on December 21, 2017, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Policy Report dated January 2, 2019, entitled "CD-1 Rezoning: 1906-1918 West 4th Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, 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.
- C. THAT the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated January 2, 2019, entitled "CD-1 Rezoning: 1906-1918 West 4th Avenue", be approved.
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law generally as set out in Appendix C of the Policy Report dated January 2, 2019, entitled "CD-1 Rezoning: 1906-1918 West 4th Avenue".
- E. THAT A through D above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; 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.

carried

AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor Carr

THAT the following is added at the end of A:

AND FURTHER THAT (h) be added to Appendix B of the above-noted report, under Part 2: Conditions of By-law Enactment, Affordable Housing item 8, as follows:

- (h) That rent increases will be capped at the Residential Tenancy Branch annual increases regardless of unit turnover.

CARRIED (Vote No. 03963)
(Councillors Bligh, De Genova, Dominato, Kirby-Yung, and Mayor Stewart opposed)

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MOVED by Councillor De Genova
SECONDED by Councillor Bligh

THAT Council recess for 5 minutes.

CARRIED UNANIMOUSLY

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Council recessed at 4:42 pm and reconvened at 4:48 pm.

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RECONSIDERATION MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT under Section 9.8 of the *Procedure By-law*, Council reconsider the vote on a motion at the same meeting, and reconsider the vote on the following amendment:

THAT the following is added at the end of A:

AND FURTHER THAT (h) be added to Appendix B of the above-noted report, under Part 2: Conditions of By-law Enactment, Affordable Housing item 8, as follows:

- (h) That rent increases will be capped at the Residential Tenancy Branch annual increases regardless of unit turnover.

CARRIED (Vote No. 03964)
(Councillor Hardwick and Swanson opposed)

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MOVED by Councillor De Genova
SECONDED by Councillor Boyle

THAT the meeting be extended to complete Unfinished Business 1.

CARRIED UNANIMOUSLY

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AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor Carr

THAT the following is added at the end of A:

AND FURTHER THAT (h) be added to Appendix B of the above-noted report, under Part 2: Conditions of By-law Enactment, Affordable Housing item 8, as follows:

- (h) That rent increases will be capped at the Residential Tenancy Branch annual increases regardless of unit turnover.

LOST (Vote No. 03965)
(Councillors Bligh, Boyle, Carr, De Genova, Dominato, Kirby-Yung, Wiebe, and Mayor Stewart opposed)

The amendment having lost, the motion was put and CARRIED (Vote No. 03966) with Councillors Fry and Swanson opposed

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Council recessed at 5:27 pm and reconvened at 6:07 pm.

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MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT Administrative Reports 2, 3 and 5 be referred to the Standing Committee on Policy and Strategic Priorities meeting on February 27, 2019, as the first items of business.

CARRIED
(Councillor Wiebe opposed)

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Council recessed at 6:09 pm and reconvened at 6:31 pm.

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2. REZONING: 815-825 Commercial Drive and 1680 Adanac Street

On February 12, 2019, Vancouver City Council held a Public Hearing on the above-noted matter, and following the close of the speakers list and receipt of public comments, referred debate and decision to the Regular Council meeting to be held on February 26, 2019, as Unfinished Business.

Planning, Urban Design and Sustainability staff provided responses to questions which had been received by Council members.

Council also had before it a memorandum dated February 4, 2019, from the Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability, noting that information related to the Tenant Relocation Plan and the DCL By-law waiver provided in Appendix D and Appendix F of the Policy Report dated January 2, 2019, entitled “CD-1 Rezoning: 815-825 Commercial Drive and 1680 Adanac Street”, was incorrectly stated. Corrected versions of Appendix D and F are noted below.

Appendix D – changes are noted in underlined text.

815-825 Commercial Drive and 1680 Adanac Street ADDITIONAL INFORMATION

1. Summary of Proposed Tenant Relocation Plan Terms

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> A lump sum (cash) compensation will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> <u>2 months’ rent – tenancies up to 4 years;</u> <u>3 months’ rent – tenancies between 5-9 years;</u> <u>4 months’ rent – tenancies over 10 years; and</u> <u>6 months’ rent – tenancies over 20 years</u>
Notice to End Tenancies	<ul style="list-style-type: none"> A minimum of <u>four months’</u> notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of pre-insured moving company)	<ul style="list-style-type: none"> <u>\$750 for bachelor and 1 bedroom households; and</u> <u>\$1,000 for two or more bedroom households, OR</u> <u>The applicant will designate a professional moving company to assist tenants with the moving process, given they are moving within the Metro Vancouver area</u>
Assistance in Finding Alternate Accommodation (three options)	<ul style="list-style-type: none"> Applicant has committed to provide tenants requesting assistance with three options in Vancouver, one of which must be in the same general area as the tenant’s current home. All options must rent for no more than CMHC average rents for the area unless otherwise agreed to with the tenant.

<p>First Right-of-Refusal (where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20 per cent discount off starting rents for any returning tenants)</p>	<ul style="list-style-type: none"> • Tenants who are eligible under this relocation plan will be offered the first right-of-refusal to return to a market rental unit at a 20 per cent discount off starting rents.
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Appendix F - changes are noted in underlined text.

**815-825 Commercial Drive and 1680 Adanac Street
DEVELOPMENT COST LEVY WAIVER ANALYSIS**

To qualify for waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for in the Conditions of Approval (Appendix B).
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
Studio	<u>3</u>	42 m ² (450 sq. ft.)	<u>34.3 m² (369 sq. ft.)</u>
1-bedroom	<u>17</u>	56 m ² (600 sq. ft.)	<u>46.8 m² (504 sq. ft.)</u>
2-bedroom	<u>14</u>	77 m ² (830 sq. ft.)	<u>70.6 m² (760 sq. ft.)</u>
3-bedroom	4	97 m ² (1,044 sq. ft.)	<u>97 m² (1,044 sq. ft.)</u>

- (d) The average initial rents for the proposed dwelling units do not exceed rents allowed for by section 3.1A(d) of the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit rent (2018)* (Eastside/ Westside)*	Proposed average unit rent**
Studio	<u>3</u>	\$1,496/ \$1,646	\$1,496
1-bedroom	<u>17</u>	\$1,730/ \$1,903	\$1,730
2-bedroom	<u>14</u>	\$2,505 / \$2,756	\$2,505
3-bedroom	4	\$3,365/ \$3,702	\$3,365

*The maximum rents are subject to annual adjustment as per section 3.1A(d) of the DCL By-law.

**The proposed rents are subject to annual adjustment as per section 3.1B(c) of the DCL By-law.

By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

- A. THAT the application, by Cornerstone Architecture on behalf of Park Drive Investments Inc., to rezone 815-825 Commercial Drive and 1680 Adanac Street [*Lots 21 and 22 of Lot 10 Block D District Lot 183 Plan 729; PIDs: 015-162-702 and 004-212-304 respectively*] from RM-4N (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 1.45 to 3.00 and the building height from 10.7 m (35.10 ft.) to 22.0 m (72.20 ft.) to permit the development of a six-storey mixed-use building with commercial uses at grade and 38 for-profit affordable rental housing units, generally as presented in Appendix A of the Policy Report dated January 2, 2019, entitled "CD-1 Rezoning: 815-825 Commercial Drive and 1680 Adanac Street," be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Cornerstone Architecture and received on February 18, 2018, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT, if Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Policy Report dated January 2, 2019, entitled "CD-1 Rezoning: 815-825 Commercial Drive and 1680 Adanac Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, 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.
- C. THAT the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated January 2, 2019, entitled "CD-1 Rezoning: 815-825 Commercial Drive and 1680 Adanac Street", be approved.
- D. THAT, subject to approval of the rezoning application, the Director of Legal Services be instructed to bring forward amendments to the Noise Control By-law to include this CD-1 in Schedule B, generally as set out in Appendix C of the Policy Report dated January 2, 2019, entitled "CD-1 Rezoning: 815-825 Commercial Drive and 1680 Adanac Street".
- E. THAT A through D above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and

any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; 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.

carried

AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor Fry

THAT the following be added at the end of A:

AND FURTHER THAT (h) be added to Appendix B of the above-noted report, under Part 2: Conditions of By-law Enactment, Affordable Housing item 6, as follows:

- (h) That 2 units in the new building be put aside for demovicted tenants and be held for the life of the building at Moderate Income Rental Housing Pilot Program (MIRHPP) rents regardless of tenant turnover.

LOST (Vote No. 03967)
(Councillors Bligh, Boyle, Carr, De Genova, Dominato, Fry, Hardwick, Kirby-Yung, Wiebe, and Mayor Stewart opposed)

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MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung

THAT Council recess for 5 minutes.

CARRIED UNANIMOUSLY

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Council recessed at 6:49 pm and reconvened at 6:54 pm.

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The amendment having lost, the motion was put and CARRIED (Vote No. 03968) with Councillors Fry and Swanson opposed.

3. REZONING: 441-463 West 59th Avenue

On February 12, 2019, Vancouver City Council held a Public Hearing on the above-noted matter, and following the close of the speakers list and receipt of public comments, referred debate and decision to the Regular Council meeting to be held on February 26, 2019, as Unfinished Business.

Planning, Urban Design and Sustainability staff provided a presentation on the application and responded to questions.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor De Genova

- A. THAT the application by iFortune Homes Inc. on behalf of iFortune West 59 (BT) Ltd., the registered owner, to rezone 441-463 West 59th Avenue [*Lots 9 to 12, all of Block 1005 District Lot 526 Plan 9489; PIDs 009-671-927, 009-671-951, 009-671-960 and 009-671-994 respectively*], from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.70 to 2.50 and the building height from 10.7 m (35 ft.) to 21.3 m (70 ft.) to permit the development of two six-storey residential buildings with a total of 63 market strata housing units, as presented in in Appendix A of the Policy Report dated January 2, 2019, entitled “CD-1 Rezoning: 441-463 West 59th Avenue”, be approved;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by W.T. Leung Architects and received on April 11, 2018, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- 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 2, 2019, entitled “CD-1 Rezoning: 441-463 West 59th Avenue”;

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

- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the 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.

CARRIED (Vote No. 03969)
(Councillor Swanson opposed)

4. Interim Funding for School Meal Program

On February 13, 2019, Vancouver City Council, at its meeting immediately following the Standing Committee on City Finance and Services, referred debate and decision on the following motion to the Regular Council meeting to be held on February 26, 2019, as Unfinished Business.

MOVED by Councillor Fry
SECONDED by Councillor De Genova

WHEREAS

1. Vancouver's Healthy City Strategy is comprised of thirteen long-term goals and an integrated plan for healthier people, healthier places, and a healthier planet;
2. The Healthy City Strategy includes goals both that Vancouver's children have the best chance of enjoying a healthy childhood, and a healthy, just, and sustainable food system;
3. Nutritionally-balanced school meal programs are widely considered to have a positive effect on school performance, as well as cognitive and social-emotional skill development;
4. Since 2014, the City of Vancouver through Arts Culture and Community Services has been providing \$320,000 per year to the Vancouver School Board and \$80,000 per year to the Strathcona Community Centre Association for school food programs;
5. Over the past three years, costs of the Vancouver School Board meal provision supported by the City of Vancouver have increased which has led to a reduction in students served from 258 per day to 200 per day;
6. Other nutritious meal programs are delivered more cost-effectively (e.g. Strathcona Community Centre \$3.54, Carnegie Community Centre \$4.36 to \$6.20);
7. City staff have encouraged the Vancouver School Board to deliver nutritious meals at a lower cost per meal, enabling more students to be fed;
8. In 2017, the Vancouver School Board commissioned a food services review to inform a three-year Food Services Plan which is expected to be shared with the City in April 2019;

9. As part of the 2019 budget process, staff put forward a reduction of \$160,000 to the grant to balance the operating budget and because of the increasing costs of the Vancouver School Board meal program where increasing cost per meal was impacting the reach of the program. Staff also identified that while City resources make a contribution, school meal provision is a Provincial mandate;
10. The City maintained \$80,000 in the 2019 Operating Budget for the Strathcona Community Centre Association meal program because nutritious meals are delivered at a reasonable cost, enabling the City to support more children with its grant;
11. That Vancouver School Board (VSB) staff are intending to review the imminent VSB 3-year Food Services Plan and advise City staff as to whether concerns about cost per meal can be addressed to ensure maximum reach for the City's investment;
12. Without immediate alternate funding, efficiencies in food services provision, or internal reprioritization of Vancouver School Board (VSB) resources by the VSB, there are concerns that the currently served vulnerable children may experience school-day hunger that reinforces stigma and impacts children's ability to learn, and general health outcomes;
13. That under the existing operating model, the funding gap to maintain the existing meal program until the end of the 2018/2019 school year is \$32,000 should the Vancouver School Board choose to apply the current \$160,000 grant to the remainder of the 2018/2019 school year.

THEREFORE BE IT RESOLVED

- A. THAT Council approve a one-time \$32,000 grant to the Vancouver School Board Meal Program to enable them to complete the 2018/2019 school year with the current model, source of funds to be reprioritization within the 2019 Operating Budget.
- B. THAT City staff be directed to report back no later than mid-July 2019 with recommendation for City support of the Vancouver School Board (VSB) meal program for the 2019/2020 school year, provided the VSB presents a meal program with a cost per meal that is in-line with the range of costs of other nutritious meal programs.
- C. THAT if the Vancouver School Board is unable to present a meal program with a cost per meal that is more in-line with other nutritious meal programs, City staff be directed to engage in discussions with other community partners to explore other models for more affordable delivery of nutritious meals to students.
- D. THAT Council direct the Mayor to liaise with the Vancouver School Board (VSB) Chair, encouraging them to consider internal reprioritization within the VSB budget to increase support this program.

- E. THAT Council direct the Mayor to write a letter to the Province requesting increased Provincial investment in school meal programs in BC, working toward a universal meal program in all schools, in alignment with their commitment to health promotion and poverty reduction.

amended

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor De Genova

THAT D be struck and substituted with the following:

THAT Council direct the City Manager to liaise with the Vancouver School Board (VSB) Superintendent of Schools, encouraging them to consider internal reprioritization within the VSB budget to increase support for this program, and matching any additional funds that the City puts in to increase food for kids that cannot afford it.

CARRIED UNANIMOUSLY (Vote No. 03970)

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Fry

THAT the following be added as F:

THAT Council bring forward a resolution to the Union of BC Municipalities to have member municipalities call upon the Province of BC to request increased Provincial investment in school meal programs in order to create a universal school nutritious meal program in alignment with the Province's commitment to poverty reduction;

FURTHER THAT Council call upon Federation of Canadian Municipalities to advocate to Provincial and Federal Government partners for a Universal Healthy School Food Program.

CARRIED UNANIMOUSLY (Vote No. 03971)
(Councillor Dominato absent for the vote)

AMENDMENT MOVED by Councillor Boyle
SECONDED by Councillor Kirby-Yung

THAT the following be added as G:

THAT Council reinstate the net \$128,000 grant reduction to the Vancouver School Board Meal Program to enable the School Board to seamlessly complete the 2019 calendar year with the current model;

FURTHER THAT Council commit to ensuring that vulnerable kids are not left hungry as long-term funding sources or another delivery model for the City-funded program are secured.

CARRIED UNANIMOUSLY (Vote No. 03972)

AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor De Genova

THAT the following be added as H:

THAT the City commit to working with the Vancouver School Board and school Parent Advisory Councils (PACs) in a transparent review and potential restructuring to lunch programs at schools.

CARRIED UNANIMOUSLY (Vote No. 03973)

AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor Boyle

THAT the following be added as I:

THAT Council ensure that no union jobs are sacrificed in this process and that we affirm the principle that nutritious food for children is a human right, and should not have to depend on charity.

out of order

* * * * *

As per section 4.3(a) of the *Procedure By-law*, the Chair ruled the amendment out of order because of the word “ensure”, as Council cannot enforce something outside of its jurisdiction.

* * * * *

AMENDMENT MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT Council ensure that no union jobs are sacrificed in this process;

FURTHER THAT Council affirm the principle that nutritious food for children is a human right, and should not have to depend on charity.

withdrawn

WITHDRAWAL MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT, under section 9.4 of the *Procedure By-law*, the motion be withdrawn.

CARRIED UNANIMOUSLY (Vote No. 04004)
(Councillor Hardwick absent for the vote)

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Carr

THAT the following be added as I:

- I1. THAT Council indicate a preference that no union jobs are sacrificed in this process;
- I2. FURTHER THAT Council affirm the principle that nutritious food for children is a human right, and should not have to depend on charity.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Bligh
SECONDED by Councillor De Genova

THAT the words “and should not have to depend on charity” be struck from I2.

CARRIED (Vote No. 03974)
(Councillors Boyle and Swanson opposed)
(Councillor Hardwick absent for the vote)

The amendment to the amendment having carried, Council agreed to separate the vote on the components of the amendment as amended.

I1 was put and CARRIED (Vote No. 03975) with Councillors Bligh and Wiebe opposed, Councillor Hardwick absent for the vote and Councillors Dominato and Kirby-Yung abstaining from the vote.

I2 was put and CARRIED UNANIMOUSLY (Vote No. 03976) with Councillor Hardwick absent for the vote.

Section 145.1 of the Vancouver Charter states “Where a member present at a meeting abstains from voting, they are deemed to have voted in the affirmative.”

AMENDMENT MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT the following be added as J:

THAT Council acknowledge that donations from the community and charities are beneficial to helping to provide food for children in schools, community centres and through programs with a mandate to help children in the city of Vancouver.

CARRIED UNANIMOUSLY (Vote No. 03977)
(Councillor Hardwick absent for the vote)

* * * * *

*MOVED by Councillor Wiebe
SECONDED by Councillor De Genova*

THAT Council recess for 10 minutes.

CARRIED UNANIMOUSLY

* * * * *

Council recessed at 8:43 pm and reconvened at 8:56 pm.

* * * * *

The amendments having carried, Council agreed to vote on item I1 separate from the motion.

I1 was put and CARRIED (Vote No. 03979) with Councillors Bligh and Wiebe opposed and Councillors Dominato, Hardwick and Kirby-Yung abstaining from the vote.

A to H, I2 and J was put and CARRIED UNANIMOUSLY (Vote No. 03980)

Section 145.1 of the Vancouver Charter states "Where a member present at a meeting abstains from voting, they are deemed to have voted in the affirmative."

FINAL MOTION AS APPROVED

WHEREAS

1. Vancouver's Healthy City Strategy is comprised of thirteen long-term goals and an integrated plan for healthier people, healthier places, and a healthier planet;
2. The Healthy City Strategy includes goals both that Vancouver's children have the best chance of enjoying a healthy childhood, and a healthy, just, and sustainable food system;
3. Nutritionally-balanced school meal programs are widely considered to have a positive effect on school performance, as well as cognitive and social-emotional skill development;
4. Since 2014, the City of Vancouver through Arts Culture and Community Services has been providing \$320,000 per year to the Vancouver School Board and \$80,000 per year to the Strathcona Community Centre Association for school food programs;
5. Over the past three years, costs of the Vancouver School Board meal provision supported by the City of Vancouver have increased which has led to a reduction in students served from 258 per day to 200 per day;
6. Other nutritious meal programs are delivered more cost-effectively (e.g. Strathcona Community Centre \$3.54, Carnegie Community Centre \$4.36 to \$6.20);

7. City staff have encouraged the Vancouver School Board to deliver nutritious meals at a lower cost per meal, enabling more students to be fed;
8. In 2017, the Vancouver School Board commissioned a food services review to inform a three-year Food Services Plan which is expected to be shared with the City in April 2019;
9. As part of the 2019 budget process, staff put forward a reduction of \$160,000 to the grant to balance the operating budget and because of the increasing costs of the Vancouver School Board meal program where increasing cost per meal was impacting the reach of the program. Staff also identified that while City resources make a contribution, school meal provision is a Provincial mandate;
10. The City maintained \$80,000 in the 2019 Operating Budget for the Strathcona Community Centre Association meal program because nutritious meals are delivered at a reasonable cost, enabling the City to support more children with its grant;
11. That Vancouver School Board (VSB) staff are intending to review the imminent VSB 3-year Food Services Plan and advise City staff as to whether concerns about cost per meal can be addressed to ensure maximum reach for the City's investment;
12. Without immediate alternate funding, efficiencies in food services provision, or internal reprioritization of Vancouver School Board (VSB) resources by the VSB, there are concerns that the currently served vulnerable children may experience school-day hunger that reinforces stigma and impacts children's ability to learn, and general health outcomes;
13. That under the existing operating model, the funding gap to maintain the existing meal program until the end of the 2018/2019 school year is \$32,000 should the Vancouver School Board choose to apply the current \$160,000 grant to the remainder of the 2018/2019 school year.

THEREFORE BE IT RESOLVED

- A. THAT Council approve a one-time \$32,000 grant to the Vancouver School Board Meal Program to enable them to complete the 2018/2019 school year with the current model, source of funds to be reprioritization within the 2019 Operating Budget.
- B. THAT City staff be directed to report back no later than mid-July 2019 with recommendation for City support of the Vancouver School Board (VSB) meal program for the 2019/2020 school year, provided the VSB presents a meal program with a cost per meal that is in-line with the range of costs of other nutritious meal programs.
- C. THAT if the Vancouver School Board is unable to present a meal program with a cost per meal that is more in-line with other nutritious meal programs, City staff be directed to engage in discussions with other community partners to explore other models for more affordable delivery of nutritious meals to students.

- D. THAT Council direct the City Manager to liaise with the Vancouver School Board (VSB) Superintendent of Schools, encouraging them to consider internal reprioritization within the VSB budget to increase support for this program, and matching any additional funds that the City put in to increase food for kids that can't afford it.
- E. THAT Council direct the Mayor to write a letter to the Province requesting increased Provincial investment in school meal programs in BC, working toward a universal meal program in all schools, in alignment with their commitment to health promotion and poverty reduction.
- F. THAT Council bring forward a resolution to UBCM to have member municipalities call upon the Province of BC to request increased Provincial investment in school meal programs in order to create a universal school nutritious meal program in alignment with the Province's commitment to poverty reduction;
- THAT Council call upon FCM to advocate to Provincial and Federal Government partners for a Universal Healthy School Food Program.
- G. THAT Council reinstate the net \$128,000 grant reduction to the Vancouver School Board Meal Program to enable the School Board to seamlessly complete the 2019 calendar year with the current model. And that Council commit to ensuring that vulnerable kids are not left hungry as long-term funding sources or another delivery model for the City-funded program are secured.
- H. THAT the City commit to working with the VSB and school Parent Advisory Councils (PACs) in a transparent review and potential restructuring to lunch programs at schools.
- I. THAT Council indicate a preference that no union jobs are sacrificed in this process;
- FURTHER THAT Council affirm the principle that nutritious food for children is a human right.
- J. THAT Council acknowledge that donations from the community and charities are beneficial to helping to provide food for children in schools, community centres and through programs with a mandate to help children in the city of Vancouver.

* * * * *

*MOVED by Councillor Carr
SECONDED by Councillor Dominato*

THAT Council vary the order of the agenda to deal with By-laws and Motions next.

CARRIED UNANIMOUSLY

Note: For ease of reference, the minutes are recorded in numerical order.

* * * * *

5. **Changing Vancouver's Housing By-laws, Policies and Budgets to Achieve Real Housing Affordability**

On February 13, 2019, Vancouver City Council, at its meeting immediately following the Standing Committee on City Finance and Services, referred debate and decision on the following motion to the Regular Council meeting to be held on February 26, 2019, as Unfinished Business.

MOVED by Councillor Carr
SECONDED by Councillor Wiebe

WHEREAS

1. The lack of rental housing available at rents affordable for low to average income earners in Vancouver is a primary cause of Vancouver's housing affordability and homelessness crisis;
2. Over 50 percent of Vancouver residents are renters, with 44 percent (more than 50,000 renter households) paying more than 30 percent of their income on rent and utilities and 25 percent paying more than 50 percent of their income on rent and utilities (source: Vancouver Courier May 8, 2018);
3. The standard definition of affordable housing used by the Canada Mortgage and Housing Corporation (CMHC) and BC Housing states that a household should pay no more than 30 percent of their gross income on rent;
4. The City of Vancouver offers incentives to build rental housing including the waiving of Development Cost Levies if proposed rents are at or below rents specified in the city's Rental Incentive Guidelines, currently ranging from \$1,496 for a studio to \$3,365 for a 3-bedroom unit on the East side and \$1,646 for a studio to \$3,702 for a 3-bedroom unit on the West side, the lowest of which would require a household income of \$59,840 to be affordable;
5. Vancouver's 2018 *Housing Data Book* reveals that 12 percent of Vancouver renter households earn less than \$15,000 per year; 18 percent earn between \$15,000 and \$30,000 per year, and 20 percent earn between \$30,000 and \$50,000 per year. Given that 50 percent of Vancouver renter households earn less than \$50,000 per year, affordable rents for half of Vancouver's renter households should be, at the most, \$1,250 per month or less;
6. Vancouver has been primarily incentivizing and subsidizing rental housing only affordable for households at higher incomes. From 2006 to 2016, as a portion of all renter households, households earning below \$25,000 per year have dropped from 38 to 27 percent and renter households earning over \$100,000 per year rose from 7 to 19 percent (City of Vancouver 2018 *Housing Data Book*);
7. The *Vancouver Housing and Homelessness Strategy Reset* passed by Council on March 29, 2017 states that the City will change business practices and connect new and existing housing supply to local residents' incomes, family size and location, and the *Housing Vancouver Strategy* of November 28, 2017 focuses city efforts on the "right supply" of housing, but only states that new housing must be in line with the broad range of local incomes in Vancouver.

THEREFORE BE IT RESOLVED THAT Council direct staff to:

- i. Review all existing Vancouver housing programs to identify ways to meet Vancouver residents' needs for affordable housing at rates in line with the Canada Mortgage and Housing Corporation (CMHC) and BC Housing definitions of housing affordability (a household paying no more than 30 percent of gross household income on rent);
- ii. Report back in 2019, through the upcoming review of rental incentive programs (e.g. Rental 100), the development of a new incentive program for Community-based Housing, and the development of the governance model and implementation strategy for the Vancouver Affordable Housing Endowment Fund, on specific changes to our housing program goals and targets as well as changes to by-laws, policies and incentive programs that will incentivize and enable delivering the 'right' supply of housing to truly match residents' needs for affordable housing based on CMHC's definition of housing affordability and explore the possibility that rent increases in any new program(s) will be capped at the Residential Tenancy Branch annual increase regardless of unit turnover;
- iii. Propose for Council's consideration and incorporation into Vancouver's 2020 capital and operating budgets the funds needed to move forward on the housing program changes needed to achieve the delivery of the 'right' supply of housing to truly match residents' needs for affordable housing based on CMHC's definition of housing affordability.

amended

AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor Boyle

THAT the following be added at the end of ii:

and ensure that rent increases in any new program(s) will be capped at the Residential Tenancy Branch annual increase regardless of unit turnover.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Boyle
SECONDED by Councillor Ce Genova

THAT the word "ensure" be struck and the words "explore the possibility" be inserted, to read as follows:

and explore the possibility that rent increases in any new program(s) will be capped at the Residential Tenancy Branch annual increase regardless of unit turnover.

CARRIED UNANIMOUSLY (Vote No. No. 04009)

The amendment to the amendment having carried unanimously, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 03984) with Councillor Dominato abstaining from the vote.

Section 145.1 of the Vancouver Charter states “Where a member present at a meeting abstains from voting, they are deemed to have voted in the affirmative.”

AMENDMENT MOVED by Councillor Boyle
SECONDED by Councillor Swanson

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

- iv. Outline possible changes or clarifications to terminology the City currently uses for affordable housing to provide improved transparency with the public, including outlining technical language that is required in order to be eligible for senior levels of funding, and outlining avenues for changing terminology that Council does have the jurisdiction to change. This should include considerations for updating the term ‘for profit affordable housing’ and creating improved clarity around the practice of labeling housing as “social housing” when typically 30% of that housing is at HILs rates and the remainder is market rental. Also, that updates on possible changes to terminology be reported back on as part of staff’s current work program.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT the words “if staff are not already doing so” be inserted at the end of iv.

CARRIED (Vote No. No. 04009)
(Councillor Swanson opposed)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 03986)

AMENDMENT MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT Council request staff to include a gender based lens to future housing updates, including but not limited to By-law 3575, if they are not already doing so.

CARRIED UNANIMOUSLY (Vote No. 03987)

The amendments having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 4010).

FINAL MOTION AS APPROVED

WHEREAS

1. The lack of rental housing available at rents affordable for low to average income earners in Vancouver is a primary cause of Vancouver's housing affordability and homelessness crisis;
2. Over 50 percent of Vancouver residents are renters, with 44 percent (more than 50,000 renter households) paying more than 30 percent of their income on rent and utilities and 25 percent paying more than 50 percent of their income on rent and utilities (source: Vancouver Courier May 8, 2018);
3. The standard definition of affordable housing used by the Canada Mortgage and Housing Corporation (CMHC) and BC Housing states that a household should pay no more than 30 percent of their gross income on rent;
4. The City of Vancouver offers incentives to build rental housing including the waiving of Development Cost Levies if proposed rents are at or below rents specified in the city's Rental Incentive Guidelines, currently ranging from \$1,496 for a studio to \$3,365 for a 3-bedroom unit on the East side and \$1,646 for a studio to \$3,702 for a 3-bedroom unit on the West side, the lowest of which would require a household income of \$59,840 to be affordable;
5. Vancouver's 2018 *Housing Data Book* reveals that 12 percent of Vancouver renter households earn less than \$15,000 per year; 18 percent earn between \$15,000 and \$30,000 per year, and 20 percent earn between \$30,000 and \$50,000 per year. Given that 50 percent of Vancouver renter households earn less than \$50,000 per year, affordable rents for half of Vancouver's renter households should be, at the most, \$1,250 per month or less;
6. Vancouver has been primarily incentivizing and subsidizing rental housing only affordable for households at higher incomes. From 2006 to 2016, as a portion of all renter households, households earning below \$25,000 per year have dropped from 38 to 27 percent and renter households earning over \$100,000 per year rose from 7 to 19 percent (City of Vancouver 2018 *Housing Data Book*);
7. The *Vancouver Housing and Homelessness Strategy Reset* passed by Council on March 29, 2017 states that the City will change business practices and connect new and existing housing supply to local residents' incomes, family size and location, and the *Housing Vancouver Strategy* of November 28, 2017 focuses city efforts on the "right supply" of housing, but only states that new housing must be in line with the broad range of local incomes in Vancouver.

THEREFORE BE IT RESOLVED THAT Council direct staff to:

- i. Review all existing Vancouver housing programs to identify ways to meet Vancouver residents' needs for affordable housing at rates in line with the Canada Mortgage and Housing Corporation (CMHC) and BC Housing definitions of housing affordability (a household paying no more than 30 percent of gross household income on rent);

- ii. Report back in 2019, through the upcoming review of rental incentive programs (e.g. Rental 100), the development of a new incentive program for Community-based Housing, and the development of the governance model and implementation strategy for the Vancouver Affordable Housing Endowment Fund, on specific changes to our housing program goals and targets as well as changes to by-laws, policies and incentive programs that will incentivize and enable delivering the 'right' supply of housing to truly match residents' needs for affordable housing based on CMHC's definition of housing affordability and explore the possibility that rent increases in any new program(s) will be capped at the Residential Tenancy Branch annual increase regardless of unit turnover and explore the possibility that rent increases in any new program(s) will be capped at the Residential Tenancy Branch annual increase regardless of unit turnover;
- iii. Propose for Council's consideration and incorporation into Vancouver's 2020 capital and operating budgets the funds needed to move forward on the housing program changes needed to achieve the delivery of the 'right' supply of housing to truly match residents' needs for affordable housing based on CMHC's definition of housing affordability;
- iv. Outline possible changes or clarifications to terminology the City currently uses for affordable housing to provide improved transparency with the public, including outlining technical language that is required in order to be eligible for senior levels of funding, and outlining avenues for changing terminology that Council does have the jurisdiction to change. This should include considerations for updating the term 'for profit affordable housing' and creating improved clarity around the practice of labeling housing as "social housing" when typically 30% of that housing is at HILs rates and the remainder is market rental. Also, that updates on possible changes to terminology be reported back on as part of staff's current work program if staff are not already doing so;
- v. Include a gender based lens to future housing updates, including but not limited to By-law 3575, if they are not already doing so.

6. Canadian Pride in Vancouver's Chinatown Memorial Square

Due to loss of quorum, this item was placed on the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities meeting on February 27, 2019, as Unfinished Business.

7. Collecting Fines and Exploring Ways to Recover Costs Related to Public Safety in the City of Vancouver's Entertainment District

Due to loss of quorum, this item was placed on the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities meeting on February 27, 2019, as Unfinished Business.

COMMUNICATIONS

1. **Change to Roster of Duty Councillors**

THAT Council approve a change to the roster of Duty Councillors as follows:

2019	March	Councillor Dominato
	April	Councillor Wiebe

ADOPTED ON CONSENT (Vote No. 04027)

ADMINISTRATIVE REPORTS

1. **Local Improvement – Approval of Billing Rates for Projects Completed in 2018 February 5, 2019**

- A. THAT the billing rates for lane paving and lane lighting Local Improvement projects completed in 2018 be approved by Council.
- B. THAT the Director of Legal Services be instructed to prepare the necessary debenture by-law(s) with the approval of the Administrative Report dated February 5, 2019, entitled “Local Improvement – Approval of Billing Rates for Projects Completed in 2018”, by Council.

ADOPTED ON CONSENT (Vote No. 04028)

2. **Municipal Access Agreement with VariNet Teleservices Inc. January 15, 2019**

This report was referred to the Standing Committee on Policy and Strategic Priorities meeting on February 27, 2019.

3. **Quarterly Capital Budget Adjustments and Closeouts February 12, 2019**

This report was referred to the Standing Committee on Policy and Strategic Priorities meeting on February 27, 2019.

4. **Travel Approval Request – 2019 Lower Mainland Local Government Association (LMLGA) AGM and Conference February 12, 2019**

THAT Council give consideration to authorize Councillors Bligh, Boyle, De Genova, Dominato, Fry, Hardwick, Kirby-Yung, Swanson and Wiebe to attend the LMLGA AGM and Conference from May 8-10, 2019, at Harrison Hot Springs, BC. Total estimated expenses for nine Council Members is \$9,405.00 to be funded from the Councillors' 2019 travel and training expense budget.

ADOPTED ON CONSENT (Vote No. 04025)

**5. Public Art Boost – 2019 Recommendations
February 20, 2019**

This report was referred to the Standing Committee on Policy and Strategic Priorities meeting on February 27, 2019.

BY-LAWS

Councillors De Genova and Wiebe advised they had reviewed the proceedings of the meeting related to by-law 1, and would be voting on the enactment.

Councillors Bligh, Boyle, De Genova, Hardwick, Kirby-Yung, Wiebe and Mayor Stewart advised they had reviewed the proceedings of the meeting related to by-laws 3 and 4, and would be voting on the enactment.

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 4 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Sign By-law No. 11879 (5679 Main Street) (By-law No. 12372)
Councillor Swanson ineligible for the vote.
2. A By-law to amend Noise Control By-law No. 6555 (5679 Main Street)
(By-law No. 12373)
3. A By-law to amend Zoning and Development By-law No. 3575 to rezone and area to CD-1 (55-79 Southwest Marine Drive) (By-law No. 12374)
Councillors Dominato, Fry and Swanson ineligible for the vote.
4. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (87-115 Southwest Marine Drive) (By-law No. 12375)
Councillors Dominato, Fry and Swanson ineligible for the vote.

MOTIONS

A. Administrative Motions

1. Approval of Form of Development – 55-79 & 87-115 Southwest Marine Drive

THAT the form of development for this portion of the site known as 55-79 & 87-115 Southwest Marine Drive (75 & 95 Southwest Marine Drive being the application addresses) be approved generally as illustrated in the Development Application Numbers DP-2017-01240 & DP-2017-01241, prepared by Paul Goodwin of GBL Architects, and stamped "Received, Community Services Group, Development Services", on December 20, 2018, 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. Emergency Interim Zoning Policy for Broadway Corridor to UBC

MOVED by Councillor Fry

SECONDED by Councillor Boyle

WHEREAS

1. On January 29, 2019, Vancouver City Council approved the technology for a 7 km Broadway Subway Project extension to UBC: A Rail Rapid Transit (RRT/SkyTrain) from Arbutus to UBC;
2. A condition of Vancouver City Council's approval of the subway extension to UBC was equitable transit oriented development that encourages creation of housing options near transit with priority given to affordability;
3. The City has undertaken a number of policies, directives and by-laws, including:
 - a. In a measure to limit displacement, On April 17, 2007, Vancouver City Council unanimously approved the Protection of Rental Housing Stock: Rate of Change Regulations (April 5, 2007, VanRIMS No. 11-2200-21), which mandates a one for one replacement of rental housing;
 - b. In a measure to limit speculation, On June 20, 2018, Vancouver City Council approved the Broadway Planning Program: a two year planning process to consider the surrounding land use for the 6 km route Millennium Line Broadway Extension, from Clark Drive to Vine Street;
 - c. In a measure to encourage the development of rental housing, On July 3, 2018, the Province of British Columbia passed the Residential Rental Tenure Zoning Amendment Act: legislation that provides local governments with a new authority to zone for residential rental tenure (i.e. rental housing) in areas where multi-family residential use is permitted; and enact zoning bylaws that require that new housing in residential areas be developed as rental units; and ensure that existing areas of rental housing are preserved as such;
 - d. In a measure to engage a more robust public planning process, On November 14, 2019, Vancouver City Council unanimously passed a motion directing staff to expedite the development of a city-wide plan;
 - e. In a measure to limit displacement, on December 4, 2019, Vancouver City Council unanimously passed the motion Protecting Tenants from Renovictions and Aggressive Buy-outs;

- f. In a measure to address land speculation, On December 12, 2019, Vancouver City Council passed a motion for staff to assess and explore the pros and cons of land value capture (LVC) mechanisms to collect on behalf of the public a percentage of the land value wealth being created by City of Vancouver decision making, and report back in July 2019;
4. Vancouver currently has an extremely low vacancy rate of 0.8% and planning staff have identified that there are approximately 30,000 older affordable rental units along the Broadway corridor from Clark to Vine, and even more from Vine to UBC;
5. Transit Oriented Development leads the speculative real estate market in most major North American metropolitan areas, especially and including Vancouver;
6. City staff have previously advised that “Land speculation can contribute to rising land costs, impact housing and job space affordability, and hurt the City’s ability to deliver affordable rental housing and provide community amenities to serve the needs of our growing population.”;
7. The potential for land speculation in the Arbutus to UBC Subway Extension planning area poses a dangerous risk to the housing security of tens of thousands of renting Vancouverites, requiring an emergency interim zoning policy.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to identify an Arbutus to UBC Subway Extension planning area, along the new proposed potential route and surrounding proximity of at least or close to 800 meters on either side to the north and south, except for the MST-owned land area as identified in the concurrent Jericho Lands Policy Planning Program.
- B. THAT Council direct staff to explore the use of rental only zoning in the Broadway Plan area and in the Arbutus to UBC Subway Extension planning area through the Broadway Planning Process, the City-wide plan process or other robust, collaborative and equitable planning processes to enhance the protection of renters and limit speculation in response to transit infrastructure investment.
- C. THAT Council direct staff to extend the Broadway Plan interim rezoning policy (Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during the Broadway Planning Process) to the Arbutus to UBC Subway Extension planning area, that generally rezonings will not be considered while the planning process is underway, with the following exceptions:
 - a. Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered;
 - b. Rezoning applications will be considered for projects involving 100% social and supportive housing, or community care facilities or group

residences or 100% below market rental housing or 100% affordable student housing associated with educational institutions; and

- c. Rezoning applications which seek relief from any of the terms of this rezoning policy may be considered under exceptional circumstances once reported to Council for, at the discretion of the Director of Planning.

- D. THAT Council direct staff to report back on a Development Cost Expectation (DCE) policy for the Arbutus to UBC Subway Extension planning area.

referred

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT the motion entitled "Emergency Interim Zoning Policy for Broadway Corridor to UBC" be referred to the Standing Committee on Policy and Strategic Priorities meeting on February 27, 2019, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 03982)

2. Request for Leave of Absence

MOVED by Councillor Dominato
SECONDED by Councillor De Genova

THAT Councillor Dominato be granted a Leave of Absence for personal reasons, from meetings to be held on Tuesday, February 26, 2019, from 12:30 pm to 2:30 pm.

CARRIED UNANIMOUSLY (Vote No. 03985)

3. Keeping Winter Shelters Open All Year Round

MOVED by Councillor Swanson
SECONDED by Councillor Wiebe

WHEREAS

1. The City's website says, "We are committed to ensuring all residents have a safe, warm place to come inside to during the cold winter months";
2. All residents should have a safe warm place to come inside during all months in order to provide mental and physical health;
3. Winter shelters with almost 300 beds are scheduled to close on March 31, 2019;
4. The City's website says the Downtown Vancouver Business Improvement Area reported a reduction in the number of people sleeping on the street when the shelters are open;

5. People have to leave some shelters during the day and have no place to go except the streets;
6. There aren't enough homes for people who use shelters to go to when the shelters close;
7. The BC Housing Vancouver wait list has over 4000 households on it;
8. People who use shelters desperately need real housing but we don't have enough affordable units at this time.

THEREFORE BE IT RESOLVED THAT Council direct staff to work with BC Housing to keep the winter shelters open all year on a 24/7 basis.

referred

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT the motion entitled "Keeping Winter Shelters Open All Year Round" be referred to the Standing Committee on Policy and Strategic Priorities meeting on February 27, 2019, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 04005)

4. Helping Campers in Oppenheimer Park

MOVED by Councillor Swanson
SECONDED by Councillor Boyle

WHEREAS

1. There are currently 80-100 people camping in Oppenheimer Park in below freezing temperatures;
2. Most are living with makeshift shelters, with insufficient bedding, lack of proper nutrition and no formal source of heat;
3. The elderly and vulnerable are more susceptible to illnesses exacerbated by cold, and may be already living with chronic illnesses;
4. There are reports of pneumonia in the park already;
5. Campers cannot safely leave their belongs to go to shelters, emergency response shelters or warming centres or to the hospital for fear of having their belongings thrown away;
6. Shelters are too often full or not able to meet the needs of campers with partners, pets or belongings;
7. Campers have had belongings destroyed or taken by City staff;

8. Park washrooms are only open until 5 pm;
9. It is costly to pay City engineering and rangers to take down tents and clean up garbage;
10. While most people agree that tent cities are not a good way to live, when there is no housing or shelter available people can be safer in a tent city than being alone on the street.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to work with BC Housing to rent a hotel or motel to house the Oppenheimer Park patrons.
- B. THAT in the interim, Council direct staff to acquire or implement a warming station in Oppenheimer Park with large heated tents, staffed with Peer Workers to help ensure safety and cleanliness.
- C. THAT Council direct staff to provide storage for belongings and washroom facilities for park patrons.
- D. THAT Council direct staff to ensure there is a way for campers to keep and/or retrieve their possessions.
- E. THAT Council direct staff to talk to Oppenheimer Park staff and patrons about other possible solutions to humanize being homeless when there is no housing to move to.

referred

REFERRAL MOVED by Councillor Wiebe
SECONDED by Councillor Bligh

THAT the motion entitled "Helping Campers in Oppenheimer Park" be referred to the Standing Committee on City Finance and Services meeting on March 13, 2019, in order to hear from speakers.

CARRIED (Vote No. 03981)
(Councillors Boyle and Swanson opposed)

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*MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato*

THAT Council recess for 5 minutes.

CARRIED UNANIMOUSLY

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Council recessed at 9:12 pm and reconvened at 9:18 pm.

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5. Future of the 420 Cannabis Protest

*MOVED by Councillor Kirby-Yung
SECONDED by Councillor De Genova*

WHEREAS

1. In February 2016, the Chair of the Vancouver Park Board wrote to the Mayor expressing concern on behalf of the Board of Commissioners about the unsanctioned 420 event moving to Sunset Beach, and the fact that City of Vancouver staff had confirmed this location to organizers without consultation with the elected Board;
2. In March 2017, Vancouver City Council referred a motion to staff titled '*Finding an Appropriate Location for Vancouver's 2017 420 Event*' on the stated basis that the matter could not be considered prior to the anticipated forthcoming legal framework for cannabis by the Government of Canada;
3. Cannabis was legalized in Canada on October 17, 2018. With the legalization of cannabis by the Federal Government, there is now a legal framework in place governing the production, sale, possession and use of cannabis;
4. During the 2018 event, VPD counted 482 vendor tents. 420 organizers generate revenue from fees paid by vendors. The sale of cannabis and cannabis related products at events such as 420, is not permissible under the new legal framework. Cannabis products can only legally be purchased through government licensed outlets;
5. 420 organizers intend to hold their annual protest at Sunset Beach again in 2019 for the fourth year running because another location has not been made available by the City of Vancouver;
6. Smoking or vaping cannabis in parks and on beaches is prohibited under the Cannabis Control and Licensing Act as well as the Park Board Smoking Regulation By-law;

7. Many West End residents have expressed grave concerns with the 420 event at Sunset Beach due to impact on air quality, noise, vandalism, and resulting multi-week closures of damaged sensitive grassy park space;
8. In February 2019, the Vancouver Park Board passed a motion that staff send a letter to the Mayor and Vancouver City Council to request continuation of the exploration of alternate venues within the City of Vancouver in consultation with 420 organizers, in order to move the protest event to a more appropriate location that will not cause disruption to West End area residents, seawall users and Vancouver Aquatic Centre patrons, with the goal of having the event relocated by 2020.

THEREFORE BE IT RESOLVED

- A. THAT Council support the Vancouver Park Board's request for assistance in finding an alternate venue for 420.
- B. THAT Council direct staff to consult with 420 organizers and the public to identify an appropriate non-residential neighbourhood site where the 420 event could be held in future years with due consideration of City by-laws.

referred

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT the motion entitled "Future of the 420 Cannabis Protest" be referred to the Standing Committee on Policy and Strategic Priorities meeting on February 27, 2019, in order to hear from speakers.

CARRIED UNANIMOUSLY (Vote No. 03988)

6. Shore to Core: Vancouver's Watershed Revival Plan

MOVED by Councillor Wiebe
SECONDED by Councillor Kirby-Yung

WHEREAS

1. As part of the Investing in Canada plan, Infrastructure Canada will deliver \$3.917 Billion through a bilateral agreement with the Province of British Columbia under four funding streams, including a green infrastructure, over the next ten years. The City of Vancouver has an opportunity to apply for funding for major watershed and greenway projects;
2. Metro Vancouver's Integrated Liquid Waste and Resource Management Plan has a target to eliminate combined sewer overflows (CSO) by 2050. Clark Drive CSO pipes release over 10 million cubic meters a year of combined sewer overflow into Burrard Inlet alone; this can be reduced with better watershed management;

3. The Vancouver Rainwater Management Plan target is for 90% of our annual average rainfall to be captured, infiltrated or treated, before discharge into the marine environment, with only extreme storm events to rely on pipes and road-side gutters;
4. Georgia Straight Alliance's State of the Waterfront Plan aims to increase the number of residents who can access the shoreline within a 10 minute walk, which is currently only 25%;
5. New local area plans, such as the Northeast False Creek Plan, establish high standards for habitat creation and enhancement of biodiversity in marine and intertidal zones to developed areas;
6. The Vancouver Park Board's Biodiversity Strategy has a target to restore or enhance 25 ha of natural areas by 2020 and emphasizes connecting habitats for biodiversity such as through the daylighting of creeks. The Vancouver Park Board is also working on a strategy to foster a greater understanding of past and present use of local waterways, from pre- to post-colonization, and impacts on the future of local waterways;
7. Vancouver City Council unanimously approved on February 13, 2019, that staff report back in Q3 of 2019 with recommendations from the Waterfront Initiative to create an action plan to improve water quality. This includes restoring aquatic and riparian ecology and traditional First Nation's food sources along major natural waterways, such as Burrard Inlet, False Creek, Lost Lagoon, Fraser River and Trout Lake, by engaging with communities, industry, local First Nations, adjacent municipalities, regional, provincial and federal governments;

THEREFORE BE IT RESOLVED THAT Council direct staff to report back with a scope of work to develop a comprehensive watershed management plan that includes:

- i. Goals to recognize cultural importance and use of waterways, to increase water quality and biodiversity, to naturalize waterways, to increase flood and storm water management, to increase community access to waterways, including the creation of surface water features, and to reduce utility costs;
- ii. Prioritized strategies, including for new land acquisition, protecting existing waterway and habitat connection, daylighting streams (in particular China Creek, Musqueam Creek, Tatlow Creek, Still Creek, Vivian Creek, Hastings Creek), intergovernmental coordination with local First Nations and neighbouring municipalities, and citizen science data collection; and
- iii. Integration with the Rain City Strategy, Healthy City Strategy, Greenest City 2020 Action Plan, Biodiversity Strategy, Integrated Water Management Plan and the Vancouver Green Infrastructure Strategy.

referred

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT, due to time constraints, the motion entitled “Shore to Core: Vancouver’s Watershed Revival Plan” be referred to the Standing Committee on Policy and Strategic Priorities meeting on February 27, 2019.

CARRIED UNANIMOUSLY (Vote No. 03989)

7. Declaring April 6th as Vancouver’s Official Birthday

MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

WHEREAS

1. The first Vancouver Day was established in 1929 and the date of June 13th was chosen as the anniversary of the Great Fire in 1886. It was continuously celebrated up until the end of WWII;
2. The City of Vancouver acknowledges that it is situated on the unceded territories of the Musqueam, Squamish and Tsleil-Waututh peoples;
3. In 1986, during the Centennial/Expo Celebrations, the City organized events for Vancouver Day;
4. The City of Vancouver was incorporated on April 6, 1886, and “Incorporation Day” was also celebrated on the anniversary of the City’s date of incorporation by the now defunct Vancouver Pioneer’s Association;
5. The last time we celebrated Vancouver’s birthday was in 2011 for the City’s 125th birthday;
6. There have been discussions about celebrating the City’s birthday since 2011, but plans never materialized;
7. We have sporadically been celebrating Vancouver’s birthday, when we have an opportunity to celebrate it annually;
8. The City’s official celebrations and observances are meant to recognize days and significant events in our history, and Vancouver’s birthday should be considered a significant event in our history;
9. The Museum of Vancouver is very interested in being involved in a birthday celebration for Vancouver and is supportive of the April 6 date starting in 2019.

THEREFORE BE IT RESOLVED

- A. THAT the City of Vancouver declares April 6th as Vancouver's Official Birthday and add it to its official celebrations and observations calendar, including acknowledgement by the Mayor with a proclamation, starting in 2019 for the City's 133rd Birthday;
- B. THAT the City of Vancouver, partner together with its civic institutions including the Museum of Vancouver, the Vancouver Maritime Museum, and the H.R. MacMillan Space Centre and plan a free, all-ages event at the Vancouver Festival area in celebration of Vancouver's birthday and that the Vancouver flag be raised at Vanier Park annually on April 6th.

referred

REFERRAL MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT, due to time constraints, the motion entitled "Declaring April 6th as Vancouver's Official Birthday" be referred to the Standing Committee on Policy and Strategic Priorities meeting on February 27, 2019.

CARRIED UNANIMOUSLY (Vote No. 03992)

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT Unfinished Business items 6 and 7 be referred to the Regular Council meeting following the Standing Committee on Policy and Strategic Priorities on February 27, 2019, as Unfinished Business.

not put

* * * * *

At 10:02 pm it was,

MOVED by Councillor Dominato
SECONDED by Councillor De Genova

THAT, under Section 2.3(e) of the *Procedure By-law*, Council extend the meeting by an hour or less in order to deal with the remaining items on the agenda.

LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY
(Councillor Swanson opposed)

Note: As the motion to extend the meeting past 10 pm was lost the referral above was not put and the meeting was adjourned.

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Council adjourned at 10:03 pm.

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