

#### **REPORT TO COUNCIL**

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

#### NOVEMBER 20, 2013

A Regular Meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, November 20, 2013, at 9:36 am, in the Council Chamber, Third Floor, City Hall.

PRESENT:	Councillor Raymond Louie, Chair Mayor Gregor Robertson* Councillor George Affleck Councillor Elizabeth Ball* Councillor Adriane Carr Councillor Heather Deal Councillor Kerry Jang Councillor Geoff Meggs Councillor Andrea Reimer Councillor Tim Stevenson Councillor Tony Tang
CITY MANAGER'S OFFICE:	Sadhu Johnston, Deputy City Manager Mukhtar Latif, Chief Housing Officer
CITY CLERK'S OFFICE:	Janice MacKenzie, City Clerk Rosemary Hagiwara, Deputy City Clerk Wendy Stewart, Deputy City Clerk Lori Isfeld, Meeting Coordinator Leslie Tuerlings, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

# MATTERS ADOPTED ON CONSENT

MOVED by Councillor Stevenson

THAT Items 2, 3 and 5 be adopted on consent.

CARRIED UNANIMOUSLY (Councillor Ball and Mayor Robertson absent for the vote)

# 1. West End Community Plan November 1, 2013

Planning and Development staff provided a presentation on the West End Community Plan and responded to questions along with Cultural Services, Transportation, and Housing Policy staff.

The Committee heard from 35 speakers on this item. Twenty speakers said they support the plan; some expressed concerns or offered additional suggestions about specific aspects of it. Eleven speakers opposed the plan or aspects of it. One speaker did not voice specific support or opposition, but did provide general comments.

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At 11:38 am, during the hearing of speakers, it was

MOVED by Councillor Stevenson

THAT the meeting be extended until 1:00 pm, in order to continue hearing from speakers.

CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

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At 1:03 pm, during the hearing of speakers, it was

MOVED by Councillor Deal

THAT the meeting be extended in order to conclude hearing from the current speaker.

CARRIED AND BY THE REQUIRED MAJORITY (Councillor Louie opposed)

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The Committee recessed at 1:07 pm and reconvened at 2:07 pm.

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At 3:23 pm Councillor Louie left the meeting and Councillor Deal assumed the Chair. At 4:55 pm Councillor Louie assumed the Chair for the remainder of the meeting.

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The Committee recessed at 5:19 pm and reconvened at 7:00 pm.

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Following the hearing of speakers, staff responded to questions.

MOVED by Councillor Stevenson

THAT the Committee recommend to Council

- A. THAT Council approve the West End Community Plan as contained in Appendix A of the Policy Report dated November 1, 2013, entitled "West End Community Plan".
- B. THAT Council direct staff to proceed with the implementation of the West End Community Plan, including:
  - i. a detailed commercial streets public realm plan, to guide improvements in support of the revitalization of West End commercial streets;
  - ii. a Laneways 2.0 infill toolkit, to provide additional design and development guidance to facilitate laneway rental housing.
- C. THAT Council approve the West End Rezoning Policy, as contained in Appendix C of the Policy Report dated November 1, 2013, entitled "West End Community Plan", to provide guidance for the intensification of the West End to meet the long term demand for job space, new housing opportunities, and the provision of public amenities;

FURTHER THAT Council repeal all references to the West End in the Council-approved policy relating to Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Programs in the West End, Marpole and Grandview-Woodland (adopted July 28, 2011);

AND FURTHER THAT Council direct staff to continue processing two active rezoning proposals at 1155 Thurlow Street and 1754 Pendrell Street, which meet the conditions set out in the Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Programs in the West End, Marpole and Grandview-Woodland (adopted July 28, 2011).

- D. THAT Council amend the General Policy for Higher Buildings, as contained in Appendix D of the Policy Report dated November 1, 2013, entitled "West End Community Plan", to allow for the consideration of additional building height on taller building sites identified through the West End Community Plan, while respecting the protected public views in Council-approved View Protection Guidelines.
- E. THAT the General Manager of Planning and Development Services be instructed to make application to amend the Downtown District Official Development Plan, in Area E (Robson Village) delete residential as a permitted use and increase the permitted floor space ratio (FSR) for commercial from 1.0 to 3.0, generally in accordance with Appendix E of the Policy Report dated November 1, 2013, entitled "West End Community Plan";

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FURTHER THAT the application and By-laws be referred to a Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary By-laws for consideration at the Public Hearing.

- F. THAT the General Manager of Planning and Development Services be instructed to make application to amend the Zoning and Development By-law, generally in accordance with Appendix F of the Policy Report dated November 1, 2013, entitled "West End Community Plan", as follows:
  - i. to provide a definition for "social housing" and to define "secured market rental housing" in Section 2 and make consequential amendments in Sections 3, 9 and 10 reflecting the creation of two new districts - RM-5D and C-5A;
  - to create a new district, RM-5D as part of the RM-5, RM-5A, 5M-5B and RM-5C Districts Schedules, which provides a density incentive for social housing, permits commercial uses up to a floor space ratio (FSR) of 0.65 and a total maximum FSR of up to 7.0 and a maximum height of 58 m;
  - to create a new district, C-5A as part of the C-5 and C-6 Districts
    Schedules, which provides a density incentive for social housing and secured market rental housing up to a maximum FSR of up to 7.0 and a maximum height of 58 m;
  - iv. to provide a density incentive for social housing and secured market rental housing in C-6 up to a maximum density of up to 8.75 and a maximum permitted height of up to 91.4 m;
  - v. to encourage larger open balconies and decks for dwellings in C-5A and C-6;
  - vi. to increase the permitted commercial FSR to 2.2 in C-5, C-5A and C-6;
  - vii. to permit small hotels in C-5 and C-5A;
  - viii. to delete residential as a permitted use in C-5;

FURTHER THAT the application and By-laws be referred to a Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary By-laws for consideration at the Public Hearing.

G. THAT the General Manager of Planning and Development Services be instructed to make application to amend the Rental Housing Stock Official Development Plan, generally in accordance with Appendix G of the Policy Report dated November 1, 2013, entitled "West End Community Plan";

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FURTHER THAT the application and By-laws be referred to a Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary By-laws for consideration at the Public Hearing.

- H. THAT subject to the enactment of the amendments to the Zoning and Development By-law, the Subdivision By-law be amended generally in accordance with Appendix H of the Policy Report dated November 1, 2013, entitled "West End Community Plan".
- I. THAT subject to the enactment of the amendments to the Zoning and Development By-law, the Parking By-law be amended generally in accordance with Appendix H of the Policy Report dated November 1, 2013, entitled "West End Community Plan".
- J. THAT subject to the enactment of the Zoning and Development By-law amendments regarding RM-5, RM-5A, RM-5B and RM-5C District Schedule, that Council amend the West End RM-5, RM-5A, RM-5B AND RM-5C Guidelines, as contained in Appendix I of the Policy Report dated November 1, 2013, entitled "West End Community Plan", to provide guidance for development in RM-5D areas.
- K. THAT subject to the enactment of the Zoning and Development By-law amendments regarding the RM-5, RM-5A, RM-5B and RM-5C Districts Schedule and the amendments creating the RM-5D District, that Council adopt additions to the West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines, as contained in Appendix J of the Policy Report dated November 1, 2013, entitled "West End Community Plan", to provide guidance for Laneways 2.0 infill housing.
- L. THAT the West End Community Plan, as set out in Appendix A of the Policy Report dated November 1, 2013, entitled "West End Community Plan", be amended by adding the words "seniors and" following the words "such as" in the second sentence of Section 8.1 on page 57 entitled "Housing Supply and Affordability", to specifically reference seniors and read as follows (amendment is underlined):

8.1 Housing Supply and Affordability

Increasing the options for affordable housing in the West End will ensure that the community offers opportunities for residents of all income levels to find accommodation in the neighbourhood. This includes housing for the most vulnerable residents, such as <u>seniors and</u> those who are homeless or at risk of homelessness, through to families looking for affordable rental housing options and opportunities for home ownership. M. THAT the West End Community Plan, as set out in Appendix A of the Policy Report dated November 1, 2013, entitled "West End Community Plan", be amended by adding the words "for all ages and abilities" following the words "convenient and delightful" in Section 9.1 (page 62) as follows (amendment is underlined):

9.1 Walking

Policies

Make walking safe, convenient and delightful <u>for all ages and abilities</u>, and ensure streets and sidewalks support a vibrant public life that encourages a walking culture, healthy lifestyles, and social connectedness.

#### amended

#### AMENDMENT MOVED by Councillor Louie

THAT the following be added to the recommendations:

- N. THAT the West End Community Plan, as set out in Appendix A of the Policy Report dated November 1, 2013, entitled "West End Community Plan", and associated Rezoning Policy and Guidelines be amended to allow consideration of development proposals with frontages of less than 130' at the discretion of the Director of Planning, where these proposals include contributions to the Public Benefits Strategy, including Secured Market Rental or social housing.
- O. THAT, in the West End zoning districts where density bonusing is available for either social housing or secured market rental housing, Council direct staff to:
  - 1. Monitor the take-up of the bonusing in order to achieve social housing and secured market rental targets;
  - 2. Report on the rate of take-up of each option in reporting to the Development Permit Board; and
  - 3. Report back to Council if the take-up becomes imbalanced.

# CARRIED

(Councillors Affleck and Ball opposed)

# AMENDMENT MOVED by Councillor Reimer

THAT the following be added to the recommendations:

- P. THAT Council direct staff to include feedback from the Musqueam, Squamish and Tsleil-Waututh First Nations on the subsection "West End Historic Background" (pages 74 - 75) of the West End Community Plan, as set out in Appendix A of the Policy Report dated November 1, 2013, entitled "West End Community Plan", with the intention of ensuring First Nations history and place names are accurately reflected.
- Q. THAT the West End Community Plan, as set out in Appendix A of the Policy Report dated November 1, 2013, entitled "West End Community Plan", be amended by deleting Section 8.1.15 in the House Supply and Affordability Section (page 60).

#### CARRIED UNANIMOUSLY

#### AMENDMENT MOVED by Councillor Carr

THAT the following be added to the recommendations:

- R. THAT the West End Community Plan, as set out in Appendix A of the Policy Report dated November 1, 2013, entitled "West End Community Plan", be amended by adding the following as a new point to the Public Benefits Directions Section 17.3 - Social Facilities - Ten Year Policies section at the bottom of page 105:
  - Explore opportunities for a dedicated seniors' facility.
- S. THAT the West End Community Plan, as set out in Appendix A of the Policy Report dated November 1, 2013, entitled "West End Community Plan", be amended by adding the following to Section 9.0 - Transportation:
  - 9.1.10 Explore options to reduce pedestrian/cyclist conflicts, especially on Denman Street sidewalks.

#### CARRIED UNANIMOUSLY

# REFERRAL MOVED by Councillor Carr

THAT Sections 7.3.3 and 7.3.4 and Appendix F of the Policy Report dated November 1, 2013, entitled "West End Community Plan", be referred to staff for further consultation with the community for no more than six months.

#### LOST

(Councillors Deal, Jang, Louie, Meggs, Reimer, Stevenson, Tang and Mayor Robertson opposed)

# REFERRAL MOVED by Councillor Affleck

THAT Council approval of the Draft West End Community Plan be postponed for three months to collect opinions and input from residents in order to ensure broad support for the Community Plan;

FURTHER THAT the associated zoning and by-law amendments be considered at that time for referral to Public Hearing in March, 2014.

#### LOST

(Councillors Deal, Jang, Louie, Meggs, Reimer, Stevenson, Tang and Mayor Robertson opposed)

The amendments having carried and the referral motions having lost, the Committee agreed to separate the components of the motion as amended, which was put and CARRIED with Councillors Affleck, Ball and Carr opposed to B, F, G, J and K, Councillors Affleck and Carr opposed to A, H and I, Councillor Affleck opposed to N, and Councillor Carr opposed to D.

#### FINAL MOTION AS ADOPTED

- A. THAT Council approve the West End Community Plan as contained in Appendix A of the Policy Report dated November 1, 2013, entitled "West End Community Plan".
- B. THAT Council direct staff to proceed with the implementation of the West End Community Plan, including:
  - iii. a detailed commercial streets public realm plan, to guide improvements in support of the revitalization of West End commercial streets;
  - iv. a Laneways 2.0 infill toolkit, to provide additional design and development guidance to facilitate laneway rental housing.
- C. THAT Council approve the West End Rezoning Policy, as contained in Appendix C of the Policy Report dated November 1, 2013, entitled "West End Community Plan", to provide guidance for the intensification of the West End to meet the long term demand for job space, new housing opportunities, and the provision of public amenities;

FURTHER THAT Council repeal all references to the West End in the Council-approved policy relating to Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Programs in the West End, Marpole and Grandview-Woodland (adopted July 28, 2011);

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- D. THAT Council amend the General Policy for Higher Buildings, as contained in Appendix D of the Policy Report dated November 1, 2013, entitled "West End Community Plan", to allow for the consideration of additional building height on taller building sites identified through the West End Community Plan, while respecting the protected public views in Council-approved View Protection Guidelines.
- E. THAT the General Manager of Planning and Development Services be instructed to make application to amend the Downtown District Official Development Plan, in Area E (Robson Village) delete residential as a permitted use and increase the permitted floor space ratio for commercial from 1.0 to 3.0, generally in accordance with Appendix E of the Policy Report dated November 1, 2013, entitled "West End Community Plan";

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AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary By-laws for consideration at the Public Hearing.

- F. THAT the General Manager of Planning and Development Services be instructed to make application to amend the Zoning and Development By-law, generally in accordance with Appendix F of the Policy Report dated November 1, 2013, entitled "West End Community Plan", as follows:
  - ix. to provide a definition for "social housing" and to define "secured market rental housing" in Section 2 and make consequential amendments in Sections 3, 9 and 10 reflecting the creation of two new districts - RM-5D and C-5A;
  - x. to create a new district, RM-5D as part of the RM-5, RM-5A, 5M-5B and RM-5C Districts Schedules, which provides a density incentive for social housing, permits commercial uses up to an floor space ratio (FSR) of 0.65 and a total maximum FSR of up to 7.0 and a maximum height of 58 m;
  - xi. to create a new district, C-5A as part of the C-5 and C-6 Districts Schedules, which provides a density incentive for social housing and secured market rental housing up to a maximum FSR of up to 7.0 and a maximum height of 58 m;
  - xii. to provide a density incentive for social housing and secured market rental housing in C-6 up to a maximum density of up to 8.75 and a maximum permitted height of up to 91.4 m;
  - xiii. to encourage larger open balconies and decks for dwellings in C-5A and C-6;
  - xiv. to increase the permitted commercial FSR to 2.2 in C-5, C-5A and C-6;

- xv. to permit small hotels in C-5 and C-5A;
- xvi. to delete residential as a permitted use in C-5;

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- K. THAT subject to the enactment of the Zoning and Development By-law amendments regarding the RM-5, RM-5A, RM-5B and RM-5C Districts Schedule and the amendments creating the RM-5D District, that Council adopt additions to the West End RM-5, RM-5A, RM-5B, RM-5C and RM-5D Guidelines, as contained in Appendix J of the Policy Report dated November 1, 2013, entitled "West End Community Plan", to provide guidance for Laneways 2.0 infill housing.

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- O. THAT, in the West End zoning districts where density bonusing is available for either social housing or secured market rental housing, Council direct staff to:
  - 1. Monitor the take-up of the bonusing in order to achieve social housing and secured market rental targets;
  - 2. Report on the rate of take-up of each option in reporting to the Development Permit Board; and
  - 3. Report back to Council if the take-up becomes imbalanced.

- P. THAT Council direct staff to include feedback from the Musqueam, Squamish and Tsleil-Waututh First Nations on the subsection "West End Historic Background" (pages 74 - 75) of the West End Community Plan, as set out in Appendix A of the Policy Report dated November 1, 2013, entitled "West End Community Plan", with the intention of ensuring First Nations history and place names are accurately reflected.
- Q. THAT the West End Community Plan, as set out in Appendix A of the Policy Report dated November 1, 2013, entitled "West End Community Plan", be amended by deleting Section 8.1.15 in the House Supply and Affordability Section (page 60).
- R. THAT the West End Community Plan, as set out in Appendix A of the Policy Report dated November 1, 2013, entitled "West End Community Plan", be amended by adding the following as a new point to the Public Benefits Directions Section 17.3 - Social Facilities - Ten Year Policies section at the bottom of page 105:
  - Explore opportunities for a dedicated seniors' facility.
- S. THAT the West End Community Plan, as set out in Appendix A of the Policy Report dated November 1, 2013, entitled "West End Community Plan", be amended by adding the following to Section 9.0 - Transportation:
  - 9.1.10 Explore options to reduce pedestrian/cyclist conflicts, especially on Denman Street sidewalks.

# 2. Contract Award for the Provision of Food Services for the Evelyne Saller Centre October 29, 2013

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate, to the satisfaction of the City's General Manager of Community Services, Director of Legal Services, General Manager of Financial Services Group and Chief Purchasing Official, and enter into, a contract with Aramark Canada Inc. for the provision of food services for the Evelyne Saller Centre, with a term of three years (with the option to extend for two additional one-year periods), with an estimated contract value of \$4,600,000 over the initial three-year term, and with funding to be provided from the revenue generated from the sale of meals and subsidies from the Government of British Columbia (BC Housing), ensuring full recovery of all operating costs associated with the operation of the cafeteria (100% recovery).
- B. THAT the Director of Legal Services be authorized to execute on behalf of the City the contract contemplated by A above.

C. THAT no legal rights or obligations will be created by Council's adoption of A and B above unless and until such contract is executed by the Director of Legal Services.

# ADOPTED ON CONSENT

#### 3. Award of Contract for ITT PS2010604 - Burrard Bridge Bearing and Expansion Joint Replacement November 4, 2013

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to enter into a contract, to the satisfaction of the City's General Manager, Engineering Services, Chief Purchasing Official, General Manager, Financial Services Group and Director of Legal Services, with Graham Infrastructure LP for the replacement of bearings and expansion joints and for concrete repairs on Burrard Bridge at a contract value of \$5,124,366.00 plus GST with funding to be provided from the approved capital budget for Burrard Bridge Bearing Replacement.
- B. THAT the Director of Legal Services be authorized to execute on behalf of the City the contract contemplated by A above.
- C. THAT no legal rights or obligations will be created by Council's adoption of A and B above unless and until such legal documents are executed and delivered by the Director of Legal Services.

# ADOPTED ON CONSENT

# 4. Strategic Options for Improving Litter Management November 12, 2013

REFERRAL MOVED by Councillor Jang THAT the Committee recommend to Council

> THAT Council refer the report dated November 12, 2013 entitled, "Strategic Options for Improving Litter Management", to the Standing Committee on Planning, Transportation and Environment meeting on December 4, 2013.

# CARRIED UNANIMOUSLY

# 5. 2013 Animal Welfare Grant Report September 26, 2013

THAT the Committee recommend to Council

THAT Council approve grants totalling \$10,600 to the following organizations:

- i. Greyhaven Exotic Bird Sanctuary for \$5,200;
- ii. Small Animal Rescue Society of BC for \$5,400;

Source of funds is the 2013 Community Services budget for Animal Welfare Grants.

ADOPTED ON CONSENT AND BY THE REQUIRED MAJORITY

The Committee adjourned at 9:32 pm.

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

# NOVEMBER 20, 2013

A Regular Meeting of the Council of the City of Vancouver was held on Wednesday, November 20, 2013, at 9:32 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 Elizabeth Ball Councillor Adriane Carr Councillor Heather Deal Councillor Kerry Jang Councillor Raymond Louie Councillor Geoff Meggs Councillor Andrea Reimer Councillor Tim Stevenson Councillor Tony Tang
CITY MANAGER'S OFFICE:	Mukhtar Latif, Chief Housing Officer
CITY CLERK'S OFFICE:	Wendy Stewart, Deputy City Clerk Lori Isfeld, Meeting Coordinator

# **COMMITTEE REPORTS**

Report of Standing Committee on City Finance and Services November 20, 2013

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. West End Community Plan
- 2. Contract Award for the Provision of Food Services for the Evelyne Saller Centre
- 3. Award of Contract for ITT PS2010604 Burrard Bridge Bearing and Expansion Joint Replacement
- 4. Strategic Options for Improving Litter Management
- 5. 2013 Animal Welfare Grant Report

Items 1 to 5

MOVED by Councillor Tang SECONDED by Councillor Jang

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of November 20, 2013, as contained in items 1 to 5, be approved.

CARRIED UNANIMOUSLY

# ADJOURNMENT

MOVED by Councillor Deal SECONDED by Councillor Ball

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 9:33 pm.

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