



REGULAR COUNCIL MEETING MINUTES

DECEMBER 3, 2013

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 3, 2013, at 9:40 am, in the Council Chamber, Third Floor, City Hall.

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: Penny Ballem, City Manager
Sadhu Johnston, Deputy City Manager

CITY CLERK'S OFFICE: Janice MacKenzie, City Clerk
Laura Kazakoff, Meeting Coordinator

*Denotes absence for a portion of the meeting.

WELCOME

The proceedings in the Council Chamber were opened with welcoming comments from Councillor Carr.

PROCLAMATION - INTERNATIONAL DAY OF PERSONS WITH DISABILITIES

The Mayor proclaimed Tuesday, December 3, 2013, as International Day of Persons with Disabilities in the city of Vancouver, and invited Jill Weiss, Chair, Persons with Disabilities Advisory Committee, to the podium to accept the proclamation and say a few words.

"IN CAMERA" MEETING

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT Council will go into a meeting later this day and/or on Wednesday, December 4, 2013, which is closed to the public, pursuant to Section 165.2(1) of the Vancouver Charter, to discuss matters related to paragraphs:

(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;

(k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY
(Councillor Meggs absent on Civic Business)

ADOPTION OF MINUTES

1. Regular Council - November 19, 2013

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the Minutes of the Regular Council meeting of November 19, 2013, be approved.

CARRIED UNANIMOUSLY
(Councillor Meggs absent on Civic Business)

2. Public Hearing - November 19, 2013

MOVED by Councillor Stevenson
SECONDED by Councillor Deal

THAT the Minutes of the Public Hearing of November 19, 2013, be approved.

CARRIED UNANIMOUSLY
(Councillor Meggs absent on Civic Business)

3. Regular Council (City Finance and Services) - November 20, 2013

MOVED by Councillor Louie
SECONDED by Councillor Stevenson

THAT the Minutes of the Regular Council meeting following the Standing Committee on City Finance and Services meeting of November 20, 2013, be approved.

CARRIED UNANIMOUSLY
(Councillor Meggs absent on Civic Business)

COMMITTEE OF THE WHOLE

MOVED by Councillor Tang
SECONDED by Councillor Jang

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair.

CARRIED UNANIMOUSLY
(Councillor Meggs absent on Civic Business)

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Stevenson

THAT Council adopt Administrative Reports A1 to A3 on consent.

CARRIED UNANIMOUSLY
(Councillor Meggs absent on Civic Business)

REPORT REFERENCE

1. Earthquake Preparedness Strategy

Sadhu Johnston, Deputy City Manager, provided an overview of the City's Earthquake Preparedness Strategy, including a review of the current response capability, risk assessment, and proposed strategies for risk reduction and response preparation. Mr. Johnston, along with the General Manager of Engineering Services, responded to questions.

The Mayor noted that requests to speak to this matter had been received. Councillor Reimer advised that as there were no recommendations before Council on this matter, it would not be appropriate to hear from speakers at this time.

REFERRAL MOVED by Councillor Carr

THAT the matter be referred to the Standing Committee on Planning, Transportation and Environment meeting on Wednesday, December 4, 2013, in order to hear from speakers.

LOST

(Councillors Deal, Jang, Louie, Reimer, Stevenson, Tang, and Mayor Robertson opposed)
(Councillor Meggs absent on Civic Business)

2. Greenest City Update: Resource and Energy Recovery

Peter Judd, General Manager, Engineering Services, provided a Greenest City Update regarding Resource and Energy Recovery and, along with the Director of Water, Sewers and District Energy, responded to questions.

ADMINISTRATIVE REPORTS

1. Approval of Council Initiatives - BIA Renewals November 13, 2013

Gastown BIA Renewal:

- A1. THAT Council confirm the Gastown Business Improvement Society as sponsor for the Gastown BIA.
- A2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Gastown BIA, for a further term (5 years) commencing April 1, 2014;

FURTHER THAT Council forward the application of the Gastown Business Improvement Society to a hearing of the Court of Revision.

- A3. THAT the City notify property owners and tenants within the area (outlined in Appendix A1 of the Administrative Report dated November 13, 2013, entitled "Approval of Council Initiatives - BIA Renewals") of the proposed BIA renewal and levy.
- A4. THAT Council approve a 5-year (2014-2019) funding-ceiling of \$2,952,100 for the Gastown BIA, subject to Council approval of the renewal.

Mount Pleasant BIA Renewal:

- B1. THAT Council confirm the Mount Pleasant Commercial Improvement Society as sponsor for the Mount Pleasant BIA.

- B2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Mount Pleasant BIA, for a further term (7 years) commencing April 1, 2014;

FURTHER THAT Council forward the application of the Mount Pleasant Commercial Improvement Society to a hearing of the Court of Revision.

- B3. THAT the City notify property owners and tenants within the area (outlined in Appendix B1 of the Administrative Report dated November 13, 2013, entitled "Approval of Council Initiatives - BIA Renewals") of the proposed BIA renewal and levy.

- B4. THAT Council approve a 7-year (2014-2021) funding-ceiling of \$2,800,000 for the Mount Pleasant BIA, subject to Council approval of the renewal.

Point Grey Village BIA Renewal:

- C1. THAT Council confirm the Point Grey Village Business Association as sponsor for the Point Grey Village BIA.

- C2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Point Grey Village BIA, for a further term (5 years) commencing April 1, 2014;

FURTHER THAT Council forward the application of the Point Grey Business Association to a hearing of the Court of Revision.

- C3. THAT the City notify property owners and tenants within the area (outlined in Appendix C1 of the Administrative Report dated November 13, 2013, entitled "Approval of Council Initiatives - BIA Renewals") of the proposed BIA renewal and levy.

- C4. THAT Council approve a 5-year (2014-2019) funding-ceiling of \$1,250,000 for the Point Grey Village BIA, subject to Council approval of the renewal.

South Granville BIA Renewal:

- D1. THAT Council confirm the South Granville Business Improvement Association as sponsor for the South Granville BIA.

- D2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the South Granville BIA, for a further term (5 years) commencing April 1, 2014;

FURTHER THAT Council forward the application of the South Granville Business Improvement Association to a hearing of the Court of Revision.

- D3. THAT the City notify property owners and tenants within the area (outlined in Appendix D1 of the Administrative Report dated November 13, 2013, entitled "Approval of Council Initiatives - BIA Renewals") of the proposed BIA renewal and levy.
- D4. THAT Council approve a 5-year (2014-2019) funding-ceiling of \$3,500,000 for the South Granville BIA, subject to Council approval of the renewal.

Victoria Drive BIA Renewal:

- E1. THAT Council confirm the Victoria Drive Business Improvement Association as sponsor for the Victoria Drive BIA.
- E2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Victoria Drive BIA, for a further term (5 years) commencing April 1, 2014;

FURTHER THAT Council forward the application of the Victoria Drive Business Improvement Association to a hearing of the Court of Revision.
- E3. THAT the City notify property owners and tenants within the area (outlined in Appendix E1 of the Administrative Report dated November 13, 2013, entitled "Approval of Council Initiatives - BIA Renewals") of the proposed BIA renewal and levy.
- E4. THAT Council approve a 5-year (2014-2019) funding-ceiling of \$910,000 for the Victoria Drive BIA, subject to Council approval of the renewal.

Yaletown BIA Renewal:

- F1. THAT Council confirm the Yaletown Business Improvement Association as sponsor for the Yaletown BIA.
- F2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Yaletown BIA, for a further term (5 years) commencing April 1, 2014;

FURTHER THAT Council forward the application of the Yaletown Business Improvement Association to a hearing of the Court of Revision.
- F3. THAT the City notify property owners and tenants within the area (outlined in Appendix F1 of the Administrative Report dated November 13, 2013, entitled "Approval of Council Initiatives - BIA Renewals") of the proposed BIA renewal and levy.

- F4. THAT Council approve a 5-year (2014-2019) funding-ceiling of \$4,200,000 for the Yaletown BIA, subject to Council approval of the renewal.

ADOPTED ON CONSENT

**2. #141-2050 Scotia Street - Lease of Artist Production Studio to Dusty Flowerpot Cabaret Society
November 20, 2013**

- A. THAT Council authorize the Director of Real Estate Services to negotiate and execute a lease agreement (the "Lease") at a nominal rate with Dusty Flowerpot Cabaret Society, a society under the Society Act of British Columbia, as a not-for-profit cultural tenant of the City-owned strata lot at #141-2050 Scotia Street, Vancouver, having a PID: 024-037-117, legally described as Strata Lot 34, District Lot 200A, Group 1, New Westminster District, Strata Plan LMS3101, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 (the "Premises"). The Lease shall be drawn to the satisfaction of the Director of Legal Services in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Community Services.
- B. THAT Council deem Dusty Flowerpot Cabaret Society as an organization contributing to the culture, beautification, health, or welfare of the city.

ADOPTED ON CONSENT AND
BY THE REQUIRED MAJORITY

**3. 2013 Q3 Capital Budget Adjustments and Closeouts
November 19, 2013**

- A. THAT Council approve adjustments to the Capital Budget as outlined in Appendix 1 of the Administrative Report dated November 19, 2013, entitled "2013 Q3 Capital Budget Adjustments and Closeouts", resulting in an increase of \$14.1 million to the Total Multi-Year Capital Project Budget, with no change to the 2013 Capital Budget.
- B. THAT, as part of the quarterly Capital Budget closeout process, Council approve the closeout of completed capital projects with variances exceeding 15% and \$50,000 of the approved budget as outlined in the Administrative Report dated November 19, 2013, entitled "2013 Q3 Capital Budget Adjustments and Closeouts" and Appendix 2 of that report.

ADOPTED ON CONSENT

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VARY AGENDA

Council agreed to vary the order of the agenda to deal with Item 5 prior to Item 4. For clarity, the items are minuted in the order in which they were dealt with.

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**5. Extended Producer Responsibility for Packaging and Printed Paper
November 28, 2013**

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Councillor Affleck declared a Conflict of Interest on this item as he represents a print media client in their development of a plan for meeting the provincial EPR requirements. Councillor Affleck left the meeting at 11:57 am, and did not return until the conclusion of the vote on this item.

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MOVED by Councillor Reimer

THAT the Administrative Report dated November 28, 2013, entitled "Extended Producer Responsibility for Packaging and Printed Paper" relating to the contractual relationship between the City of Vancouver and Multi-Material BC (MMBC) be received for information.

CARRIED UNANIMOUSLY
(Councillors Affleck and Jang absent for the vote)
(Councillor Meggs absent on Civic Business)

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Councillor Affleck returned to the meeting at 12:04 pm.

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**4. Development Cost Levy By-law Amendments to the Definition of For-Profit
Affordable Rental Housing
November 22, 2013**

Mukhtar Latif, Chief Housing Officer, provided an overview of the report and along with Penny Ballem, City Manager, Doug Robinson, Assistant Director, Development Services, Dan Garrison, Housing Policy, and Iain Dixon, Legal Services, responded to questions.

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During the introduction on the motion, Councillor Carr raised a Point of Order to note that she was on the queue to ask further questions. The Mayor noted that all members had been given five minutes to ask questions.

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MOVED by Councillor Louie

- A. THAT Council amend the Vancouver Development Cost Levy By-law and the Area Specific Development Cost Levy By-law in accordance with Appendix A of the Administrative Report dated November 22, 2013, entitled "Development Cost Levy By-law Amendments to the Definition of For-Profit Affordable Rental Housing", with the following additional amendments to each of the two draft by-laws:
1. **Section 2(b)** - insert the words "building containing" after the words "means a new" and the word "units" after the words "multiple dwelling", to read as follows:

"(b) "for-profit affordable rental housing" means a new building containing multiple dwelling units which meets the requirements of section 3.1A to be for-profit affordable rental housing, but does not include alterations of or extensions to those dwelling units;"
 2. **Section 4(a)** - strike the words "multiple dwelling" and replace with "building", to read as follows:

"(a) all dwelling units in the building are rental units;"
 3. **Section 4(c)** - strike the words "(iv) 97 square meters for three bedroom units" and "or three", to read as follows:

"(c) the average size of the dwelling units is not greater than:
 - (i) 42 square meters for studio units,
 - (ii) 56 square meters for one bedroom units, or
 - (iii) 77 square meters for two bedroom units,except that the floor area used for stairways within a two bedroom townhouse unit of two or more storeys is excluded from the calculation of maximum unit size;"
 4. **Section 4(d)** - insert the words "per unit type" after the words "agreed upon average rents";
 - strike the words "by more than 10 per cent";
 - strike the words "(iv) \$2,743 per month for a three bedroom unit",

to read as follows:

- "(d) agreed upon average rents per unit type for initial occupancy do not exceed the following specified rents:
- (i) \$1,443 per month for a studio unit,
 - (ii) \$1,517 per month for a one bedroom unit, or
 - (iii) \$2,061 per month for a two bedroom unit."

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendments to the by-laws forthwith.

- B. THAT staff be instructed to report back to Council with recommendations for the creation of three bedroom affordable housing units outside the Rental 100 program and include an update on demand and supply of new family-oriented housing.

CARRIED
(Councillors Affleck, Ball and Carr opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson
SECONDED by Councillor Tang

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

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Council recessed at 1:12 pm and reconvened at 2:33 pm.

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BY-LAWS

The Mayor noted that revised versions of By-laws 5 and 6 were before Council.

Councillor Ball advised she had reviewed the proceedings of the Public Hearing in relation to By-law 1, and would therefore be voting on the by-law.

Councillor Stevenson advised he had reviewed the proceedings of the Regular Council meeting at which the decision was made in regard to the application related to By-law 4, and would therefore be voting on the by-law.

Council agreed to separate the vote in relation to By-laws 5 and 6.

MOVED by Councillor Deal
SECONDED by Councillor Tang

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 6 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED

(Councillor Carr opposed to By-laws 5 and 6)
(Councillor Louie absent for the vote)

1. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (4320 Slocan Street) (By-law No. 10829)
2. A By-law to amend Noise Control By-law No. 6555 (2220 Kingsway) (By-law No. 10830)
3. A By-law to amend Parking By-law No. 6059 with regard to CD-1 District Parking requirements (2220 Kingsway) (By-law No. 10831)
4. A By-law to amend Sign By-law No. 6510 (2220 Kingsway) (By-law No. 10832)
(Councillor Louie ineligible for the vote)
5. A By-law to amend Vancouver Development Cost Levy By-law No. 9755, regarding eligible developments (By-law No. 10833)
6. A By-law to amend Area Specific Development Cost Levy By-law No. 9418, regarding eligible developments (By-law No. 10834)

MOTIONS

A. Administrative Motions

1. Approval of Form of Development - CD-1 - 633 Main Street

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 633 Main Street (183 East Georgia being the application address) be approved generally as illustrated in the Development Application Number DE416715, prepared by Chris Dikeakos Architects Inc., and stamped "Received, Community Services Group, Planning and Development Services", on October 25, 2013, 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
(Councillor Louie absent for the vote)

2. Approval of Form of Development - CD-1 - 68 Smithe Street

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 10 Terry Fox Way - Concord Area 5b East (68 Smithe Street being the application address) be approved generally as illustrated in the Development Application Number DE415916, prepared by IBI/HB Architects, and stamped "Received, Community Services Group, Development Services", on September 24, 2013, 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
(Councillor Louie absent for the vote)

3. Approval of Form of Development - CD-1 - 4320 Slocan Street

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 4320 Slocan Street be approved generally as illustrated in the Development Application Number DE415814, prepared by Allan Diamond Architect, and stamped "Received, Community Services Group, Development Services", on July 31, 2013, 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
(Councillor Louie absent for the vote)

4. Approval of Form of Development - CD-1 - 6361-6385 Cambie Street

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the form of development for this portion of the site known as 6361-6385 Cambie Street (6399 Cambie Street being the application address) be approved generally as illustrated in the Development Application Number DE416773, prepared by GBL Architects, and stamped "Received, Community Services Group, Planning and Development Services", on October 23, 2013, 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
(Councillor Louie absent for the vote)

B. Motions on Notice

1. Request for Leave of Absence - Councillor Stevenson

MOVED by Councillor Deal
SECONDED by Councillor Ball

THAT Councillor Stevenson be granted Leave of Absence for Personal Reasons from all meetings to be held on March 11, 12, and 13, 2014.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

2. Review of Vancouver Bike Share Program

MOVED by Councillor Affleck
SECONDED by Councillor Ball

WHEREAS

1. Council has a fiduciary responsibility to the City of Vancouver taxpayers;
2. Council approved a bike-share program with Bixi/Alta earlier this year with an estimated minimum cost of \$20 million over the next ten years;
3. The latest news from Toronto and Montreal on the troubled financial state of Bixi is cause for concern and insolvency could potentially have financial implications for the City of Vancouver and the city taxpayers.

THEREFORE BE IT RESOLVED

- A. THAT City of Vancouver staff immediately review the Bike Share Program's financial viability in light of recent events related to the suppliers.
- B. THAT City of Vancouver staff provide a detailed financial report on all expenses accrued to date related to the implementation of the Bike Share Program.

referred

REFERRAL MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT the motion be referred to staff for their advice on the requested work.

CARRIED
(Councillors Affleck and Ball opposed)
(Councillor Louie absent for the vote)

3. Development of a New Long-Term Federal Plan to Fix Canada's Housing Crunch

MOVED by Mayor Robertson
SECONDED by Councillor Reimer

WHEREAS

1. A stable and secure housing system that creates jobs and allows for a range of living options is essential to our economy by attracting new workers, meeting the needs of young families and supporting seniors and our most vulnerable citizens;

2. The high cost of housing is the most urgent financial issue facing Canadians, with one in four people paying more than they can afford for housing, and mortgage debt held by Canadians now standing at just over \$1.1 trillion;
3. Housing costs and, as the Bank of Canada notes, household debt, are undermining Canadians' personal financial security, while putting our national economy at risk;
4. Those who cannot afford to purchase a home rely on the short supply of rental units, which is driving up rental costs and making it hard to house workers in regions experiencing strong economic activity;
5. An inadequate supply of subsidized housing for those in need is pushing some of the most vulnerable Canadians on to the street, while \$1.7 billion annually in federal investments in social housing have begun to expire;
6. Coordinated action is required to prevent housing issues from being offloaded onto local governments and align the steps local governments have already taken with regard to federal/provincial/territorial programs and policies;
7. The Federation of Canadian Municipalities (FCM) has launched a housing campaign, "Fixing Canada's Housing Crunch," calling on the Federal Government to increase housing options for Canadians and to work with all orders of government to develop a long-term plan for Canada's housing future;
8. The FCM has asked its member municipalities to pass a Council resolution supporting the campaign;
9. The City of Vancouver has a strong track record of partnering with senior levels of government on housing, including the 14 sites of social housing partnership with the Provincial Government and the renewal of the Mau Dan co-op housing with the Federal Government.

THEREFORE BE IT RESOLVED THAT Council endorses the Federation of Canadian Municipalities (FCM) housing campaign and urges the Federal Minister of Employment and Social Development to develop a long-term plan for housing that puts core investments on solid ground, increases predictability, protects Canadians from the planned expiry of \$1.7 billion in social housing agreements and ensures a healthy stock of affordable rental housing for Canadians;

BE IT FURTHER RESOLVED THAT a copy of this resolution be sent to the Minister noted above, the Provincial Minister Responsible for Housing, Rich Coleman, all Vancouver Members of Parliament, the Federation of Canadian Municipalities and the Union of BC Municipalities.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

ADJOURNMENT

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

The Council adjourned at 3:06 pm

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