



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

JULY 13, 2016

A Regular Meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, July 13, 2016, at 9:33 am, in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Geoff Meggs, Chair*
Mayor Gregor Robertson*
Councillor George Affleck
Councillor Elizabeth Ball
Councillor Adriane Carr
Councillor Heather Deal*
Councillor Melissa De Genova
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Andrea Reimer
Councillor Tim Stevenson, Vice-Chair*

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager

CITY CLERK'S OFFICE: Rosemary Hagiwara, Deputy City Clerk
Katrina Leckovic, Deputy City Clerk
Maria Castro, Meeting Coordinator

*Denotes absence for a portion of the meeting.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Ball

THAT items 4 and 5 be adopted on consent.

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

1. Presentation - Independent Advisory Group on Real Estate Licensee Conduct

Carolyn Rogers, Chair, Independent Advisory Group (IAG) on Real Estate Regulation in BC presented the IAG report on Conduct and Practices in the Real Estate Industry in British Columbia, and responded to questions.

2. **Family Room: Housing Mix Policy for Rezoning Projects**
June 20, 2016

Housing Policy and Projects staff provided a presentation and responded to questions.

The Committee heard from two speakers in support of the recommendations.

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The Committee recessed at 11:54 am and reconvened at 12:30 pm.

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MOVED by Councillor Louie
THAT the Committee recommend to Council

- A. THAT Council approve the *Family Room: Housing Mix Policy for Rezoning Projects*, attached as Appendix A of the Policy Report dated June 20, 2016, entitled "Family Room: Housing Mix Policy for Rezoning Projects", to increase the supply of family units in new multi-family projects created through rezoning, by:
 - (i) requiring a minimum of 35 percent family units (units having two or more bedrooms) in residential strata housing projects, including a minimum 25 percent two-bedroom and a minimum 10 percent three-bedroom units in each project;
 - (ii) requiring a minimum of 35 percent family units with two or more bedrooms in rezoning applications for secured market rental housing; and
 - (iii) providing the Director of Planning with discretion to relax the application of the policy for projects that demonstrate significant design challenges or where the application of the policy would deter the development of a project that meets other Council approved policies and objectives, as described in Appendix A of the above-noted Policy Report.
- B. THAT Council, having already provided applicants with notice of this impending policy change for more than one year, approve applying the policy to all new rezoning applications received after the date on which Council adopts this policy.
- C. THAT Council direct staff in all future community and official development plans, area plans, and city wide housing policies to include a requirement for a minimum of 35 percent family units in multi-unit projects, including a minimum 25 percent two-bedroom and a minimum 10 percent three-bedroom units, unless a unique household mix objective is determined through the development of those policies and plans.
- D. THAT Council direct staff to undertake broad consultation and engagement on the *High-Density Housing for Families with Children Guidelines (1992)* to

update and improve the guidelines to address current development patterns, housing affordability challenges and to improve the overall diversity, flexibility and livability of family units;

FURTHER THAT staff are directed to report back in spring 2017 with new multi-family housing design guidelines.

carried

AMENDMENT MOVED by Councillor De Genova

THAT the following be added as (iv) to A above:

- (iv) consider allowing developers to build inboard (or borrowed light) bedrooms, whereby some bedrooms can be located in the interior of units, provided they receive enough natural light, inclusive of the minimum 35 percent family units, and by providing incentives for developers to locate three bedroom units on lower floors.

LOST

(Councillors Carr, Deal, Jang, Louie, Meggs, Reimer, and Mayor Robertson opposed)
(Councillor Stevenson absent for the vote) (Vote No. 01383)

The amendment having lost, the motion was put and CARRIED UNANIMOUSLY (Vote No. 01385).

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At 1:30 pm, Councillor Meggs declared Conflict of Interest on Item 3 as he is a resident of False Creek South. He left the Council Chamber and did not return until the conclusion of Item 3. Councillor Stevenson assumed the Chair.

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3. False Creek South Update July 4, 2016

Business Planning staff and members of the False Creek South Neighbourhood Association, provided a presentation, and along with Real Estate and Facilities Management staff, Housing Policy and Projects staff, and the City Manager, responded to questions.

The Committee heard from three speakers who were in general support of the recommendations and who also provided comments and offered suggestions on various aspects of the report.

MOVED by Councillor Reimer
THAT the Committee recommend to Council

- A. THAT Council direct staff to consult with key stakeholders on the Draft False Creek South Engagement Principles attached as Appendix A of the Administrative Report dated July 4, 2016, entitled "False Creek South Update",

and report back to Council with a recommendation on the Principles that includes addressing community concerns by Fall 2016.

- B. THAT staff work with *RePlan, a subcommittee of the False Creek South Neighbourhood Association, to explore affordable housing options for all False Creek South residents to remain in the neighbourhood, in line with the City's affordable housing policies and programs.
- C. THAT staff continue to work with the provincial government and to consult with False Creek South strata leaseholders to clarify the methodology for determining the fair market value of each strata leaseholder's interest in the strata lot upon expiry of the strata lot lease.
- D. THAT the General Manager of Community Services report back to Council by Fall 2016 with a workplan and timeline for negotiating False Creek South co-op lease renewals in context of a broader non-market housing end-of-lease strategy framework.
- E. THAT the General Manager of Real Estate and Facilities Management report back to Council by Fall 2016 with a plan to undertake an assessment of building conditions in the neighbourhood, including identification of any resources required to do so;

FURTHER THAT staff report back with next steps on resolving the strata leasehold end-of-lease payment issue.

CARRIED UNANIMOUSLY

(Councillor Meggs absent for the vote due to Conflict of Interest) (Vote No. 01386)

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At 3:24 pm, Councillor Meggs returned to the meeting and assumed the Chair.

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**4. Contract Award for the Construction of a New Fire Hall No. 5 and Social Housing and Request for Increase in Project Budget and Funding
June 9, 2016**

THAT the Committee recommend to Council

- A. THAT Council approve an increase of \$2,608,000 to the multi-year project budget for Fire Hall No.5 and Social Housing from \$19,130,000 to \$21,738,000; source of funds to be:
 - Unallocated Capital funding from prior capital project closeouts \$778,000
 - 2015-2018 Capital Plan for Non-Market Housing \$626,000
 - funding contribution from BC Housing \$600,000

- funding contribution from Streethome Foundation \$292,000
- funding contribution from YWCA \$312,000

There is no change to the 2016 Expenditure Budget for this project.

- B. THAT Council authorize City staff to enter into a contract with Mierau Contractors Ltd., for the construction of a new Fire Hall No.5 and social housing, with an estimated contract value of \$15,273,349.00 plus GST, to be funded through the approved multi-year Capital Budget for Fire Hall No. 5 and Social Housing project.
- C. THAT the Director of Legal Services, Chief Purchasing Official and General Manager of Real Estate and Facilities Management be authorized to execute on behalf of the City the contract contemplated by B above.
- D. THAT no legal rights or obligations will be created by Council's adoption of B and C above unless and until such contract is executed by the authorized signatories of the City as set out in the foregoing.

ADOPTED ON CONSENT

(Councillor Deal and Mayor Robertson absent for the vote) (Vote No. 01394)

**5. Contract Award for the Seismic Upgrade of West Annex and Approval of Project Budget Increase
June 9, 2016**

THAT the Committee recommend to Council

- A. THAT Council approve an increase in the multi-year capital project budget for the West Annex Seismic Upgrade project from \$4,500,000 to \$5,365,000; source of funds for the increase of \$865,000 to be the 2016 PEF Capital Budget.
- B. THAT subject to approval of A above, Council authorize City staff enter into a contract with Smith Bros. & Wilson (B.C.) Limited, for the structural upgrade of the West Annex building, with an estimated contract value of \$4,212,219, plus GST, to be funded through the approved Capital Budget for West Annex Seismic Upgrade.
- C. THAT the Director of Legal Services, Chief Purchasing Official and General Manager of Real Estate and Facilities Management be authorized to execute on behalf of the City the contract contemplated by B above.
- D. THAT no legal rights or obligations will be created by Council's adoption of B and C above unless and until such contract is executed by the authorized signatories of the City as set out in the foregoing.

ADOPTED ON CONSENT

(Councillor Deal and Mayor Robertson absent for the vote) (Vote No. 01395)

**6. Supporting Trans* Equality and an Inclusive Vancouver
June 8, 2016**

Human Resources staff along with TransFocus Consultants provided a presentation, and responded to questions.

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

MOVED by Councillor Stevenson

THAT the Committee recommend to Council

- A. THAT Council receive Appendix A ("Trans*, Gender Variant and Two-Spirit Inclusion at the City of Vancouver"), of the Administrative Report dated June 8, 2016, entitled "Supporting Trans* Equality and an Inclusive Vancouver", for information.
- B. THAT Council direct staff to create an interdepartmental implementation team of staff to move forward with the development of a Trans*, Gender Variant and Two-Spirit Inclusion action plan for the City, liaising with the City's LGBTQ2+ Advisory Committee and the Vancouver Park Board's Trans* and Gender Variant Inclusion Steering Committee on related actions as necessary.
- C. THAT Council direct staff to focus initially on the Quick Starts noted in Table 1 of the Administrative Report dated June 8, 2016, entitled "Supporting Trans* Equality and an inclusive Vancouver".
- D. THAT Council direct staff to report back annually on progress to date.
- E. THAT Council refer the Administrative Report dated June 8, 2016, entitled "Supporting Trans* Equality and an Inclusive Vancouver", to the Vancouver Public Library Board and the Vancouver Police Board for review, as part of their ongoing progressive work in this area.

CARRIED UNANIMOUSLY (Vote No. 01387)

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At this point of the proceedings, it was

MOVED by Councillor Ball

THAT the order of the agenda be varied to deal with Item 8 as the next item, followed by Item 7 as the last item of business.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

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

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**8. 2016 Cultural Infrastructure Grant Allocations
June 9, 2016**

At the Regular Council meeting on July 12, 2016, Vancouver City Council referred this matter to the Standing Committee on City Finance and Services meeting on July 13, 2016, in order to hear from speakers.

The Committee heard from one speaker who expressed concerns regarding the grant program.

MOVED by Councillor Deal

THAT the Committee recommend to Council

- A. THAT Council approve twenty-four (24) Cultural Infrastructure Grants totaling \$898,920 as outlined in the Administrative Report dated June 9, 2016, entitled "2016 Cultural Infrastructure Grant Allocations", and noted in Table 1 and Appendix A of the above-noted report; source of funds to be 2016 Capital Budget - Cultural Infrastructure Grants.
- B. THAT Council direct staff to allocate up to \$10,000 from the 2016 Cultural Infrastructure Grant budget to the Permit Fee Assistance Grant stream.

CARRIED UNANIMOUSLY (Vote No. 01388)
AND BY THE REQUIRED MAJORITY

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The Committee recessed at 4:42 pm and reconvened at 4:43 pm

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**7. Zero Emissions Building Plan
July 5, 2016**

At the Regular Council meeting on July 12, 2016, Vancouver City Council referred this matter to the Standing Committee on City Finance and Services meeting on July 13, 2016, in order to hear from speakers.

Sustainability Group staff, along with the City Manager, responded to questions.

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The Committee recessed at 5:25 pm and reconvened at 6:04 pm.

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The Committee heard from five speakers in support of the Zero Emissions Building Plan. Several speakers expressed concerns regarding various aspects of the report, including the potential financial and economic implications, and the public consultation process.

MOVED by Councillor Reimer

THAT the Committee recommend to Council

- A. THAT Council approve the Zero Emissions Building Plan (attached as Appendix A to the Policy Report dated July 5, 2016, entitled "Zero Emissions Building Plan"), and adopt a target to reduce emissions from new buildings by 90% as compared to 2007 by 2025 and to achieve zero emissions for all new buildings by 2030 including intermediary time-stepped GHG emission and thermal energy demand targets as described in the Plan.
- B. THAT Council direct staff to report back with specific recommendations to reflect the first step of these limits in the Rezoning Policy for Green Buildings and Vancouver's Building Bylaw along with any synergistic updates to Neighbourhood Energy connection requirements by Q1 2017.
- C. THAT Council direct staff to build all new City-owned and Vancouver Affordable Housing Agency (VAHA) projects to be Certified to the Passive House standard or alternate zero emission building standard, and use only low carbon fuel sources, in lieu of certifying to LEED Gold unless it is deemed unviable by Real Estate and Facilities Management, or VAHA respectively, in collaboration with Sustainability and report back with recommendations for a Zero Emissions Policy for New Buildings for all City-owned and VAHA building projects by 2018.
- D. THAT Council direct staff, in consultation with industry, to develop a three year, \$1.625 million Zero Emissions Home Program for detached and row houses (\$325,000 in 2017 from the Climate Action Rebate Incentive Program Reserve, \$650,000 in 2018 and \$650,000 in 2019 from a funding source to be determined and reported back to Council), and report back to Council with specific recommendations for tools to catalyze leading builders to demonstrate cost effective approaches to building zero emissions homes by 2017.
- E. THAT Council direct staff to engage partners, consult with stakeholders, and report back with recommendations in 2017 on the resources and tools required to catalyze leading developers to demonstrate cost effective approaches to building zero emissions multi-unit residential and commercial buildings.
- F. THAT Council approves in principle \$700,000 over three years (\$300,000 in 2017, \$200,000 in 2018, and \$200,000 in 2019 from the City's 2017 Innovation Fund, subject to Council approval of the 2017 Innovation Fund budget) towards establishing a non-governmental Zero Emissions Building Centre of Excellence with the mission to facilitate the compilation and dissemination of the knowledge and skills required to design, permit, build and operate zero emission buildings in BC, and direct staff to engage partners, secure matching funding, consult with stakeholders and report back with recommendations for implementation in 2017.
- G. THAT Council direct staff to review and recommend amendments to the City's by-laws, policies, and guidelines to incorporate "zero emission building related rules" including but not limited to Official Development Plans, the Zoning and Development By-law, Vancouver's Building By-law, the Subdivision By-law and all other applicable bylaws, policies and guidelines to remove barriers and

facilitate the development of zero emission buildings and provide them with equal weight as other public policy objectives wherever such "zero emission building related rules" confer discretion to a City official or board, and report back with initial recommendations in 2017.

- H. THAT Council direct staff to develop and report back in the fall of 2016 on a plan, including educational demonstration projects in city-owned buildings, to increase the generation and use of renewable energy such as solar.

amended

AMENDMENT MOVED by Councillor De Genova

THAT the following be added as I at the end of the motion:

- I. THAT Council direct staff to report back on the projected costs that will result from adoption of the Zero Emissions Building Plan and any related policies, including the impact on housing affordability, the impact on the affordability of commercial properties, and costs that developers will pass on to consumers.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Reimer

THAT the amendment be amended to add the words "life cycle" after the words "to report on the projected" and strike the word "and" and replace it with "," after the words "Zero Emissions Building Plan", and add the words "and all future carbon reduction measures proposed by staff." after the words "any related policies", and strike all words thereafter, so that the amendment would read:

- I. THAT Council direct staff to report on the projected life cycle costs that will result from adoption of the Zero Emissions Building Plan, any related policies, and all future carbon reduction measures proposed by staff.

CARRIED (Vote No. 01389)
(Councillors Affleck, Ball and De Genova opposed)
(Councillor Stevenson and Mayor Robertson absent for the vote)

The amendment to the amendment having carried, the amendment was put and CARRIED UNANIMOUSLY (Vote 01390) with Councillor Stevenson and Mayor Robertson absent for the vote.

AMENDMENT MOVED by Councillor Ball

THAT the following be added to E:

FURTHER THAT Council direct staff to meet with the National Research Council (NRC) as soon as possible, prior to enacting Recommendation F, in order to access the impartial and world-renowned expertise in building science and technology that is offered by the NRC;

AND FURTHER THAT the City work with the NRC to achieve the City's goals in lowered GHG emissions and to provide the best building technologies appropriate for the needs of Vancouver's citizens.

CARRIED UNANIMOUSLY (Vote No. 01391)
(Councillor Stevenson and Mayor Robertson absent for the vote)

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

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote 01392 and 01393) with Councillor De Genova opposed to C and Councillor Stevenson and Mayor Robertson absent for the vote.

FINAL MOTION AS ADOPTED

THAT the Committee recommend to Council

- A. THAT Council approve the Zero Emissions Building Plan (attached as Appendix A of the Policy Report dated July 5, 2016, entitled "Zero Emissions Building Plan"), and adopt a target to reduce emissions from new buildings by 90% as compared to 2007 by 2025 and to achieve zero emissions for all new buildings by 2030 including intermediary time-stepped GHG emission and thermal energy demand targets as described in the Plan.
- B. THAT Council direct staff to report back with specific recommendations to reflect the first step of these limits in the Rezoning Policy for Green Buildings and Vancouver's Building Bylaw along with any synergistic updates to Neighbourhood Energy connection requirements by Q1 2017.
- C. THAT Council direct staff to build all new City-owned and Vancouver Affordable Housing Agency (VAHA) projects to be Certified to the Passive House standard or alternate zero emission building standard, and use only low carbon fuel sources, in lieu of certifying to LEED Gold unless it is deemed unviable by Real Estate and Facilities Management, or VAHA respectively, in collaboration with Sustainability and report back with recommendations for a Zero Emissions Policy for New Buildings for all City-owned and VAHA building projects by 2018.
- D. THAT Council direct staff, in consultation with industry, to develop a three year, \$1.625 million Zero Emissions Home Program for detached and row houses (\$325K in 2017 from the Climate Action Rebate Incentive Program Reserve, \$650K in 2018 and \$650K in 2019 from a funding source to be determined and reported back to Council), and report back to Council with specific recommendations for tools to catalyze leading builders to demonstrate cost effective approaches to building zero emissions homes by 2017
- E. THAT Council direct staff to engage partners, consult with stakeholders, and report back with recommendations in 2017 on the resources and tools required to catalyze leading developers to demonstrate cost effective approaches to building zero emissions multi-unit residential and commercial buildings;

FURTHER THAT Council direct staff to meet with the National Research Council (NRC) as soon as possible, prior to enacting F below, in order to access the impartial and world-renowned expertise in building science and technology that is offered by the NRC;

AND FURTHER THAT the City work with the NRC to achieve the City's goals in lowered GHG emissions and to provide the best building technologies appropriate for the needs of Vancouver's citizens.

- F. THAT Council approves in principle \$700,000 over three years (\$300K in 2017, \$200K in 2018, and \$200K in 2019 from the City's 2017 Innovation Fund, subject to Council approval of the 2017 Innovation Fund budget) towards establishing a non-governmental Zero Emissions Building Centre of Excellence with the mission to facilitate the compilation and dissemination of the knowledge and skills required to design, permit, build and operate zero emission buildings in BC, and direct staff to engage partners, secure matching funding, consult with stakeholders and report back with recommendations for implementation in 2017.
- G. THAT Council direct staff to review and recommend amendments to the City's bylaws, policies, and guidelines to incorporate "zero emission building related rules" including but not limited to Official Development Plans, the Zoning and Development By-law, Vancouver's Building Bylaw, the Subdivision by-law and all other applicable bylaws, policies and guidelines to remove barriers and facilitate the development of zero emission buildings and provide them with equal weight as other public policy objectives wherever such "zero emission building related rules" confer discretion to a City official or board, and report back with initial recommendations in 2017.
- H. THAT Council direct staff to develop and report back in the fall of 2016 on a plan, including educational demonstration projects in city-owned buildings, to increase the generation and use of renewable energy such as solar.
- I. THAT Council direct staff to report on the projected life cycle costs that will result from adoption of the Zero Emissions Building Plan, any related policies, and all future carbon reduction measures proposed by staff.

The Committee adjourned at 8:23 pm.

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

JULY 13, 2016

A Regular Meeting of the Council of the City of Vancouver was held on Wednesday, July 13, 2016, at 4:42 pm, in the Council Chamber, Third Floor, City Hall, to consider the recommendations and actions of the Standing Committee on City Finance and Services meeting.

PRESENT: Acting Mayor Raymond Louie
Councillor George Affleck
Councillor Elizabeth Ball
Councillor Adriane Carr
Councillor Melissa De Genova
Councillor Heather Deal
Councillor Kerry Jang
Councillor Geoff Meggs
Councillor Andrea Reimer

ABSENT: Mayor Gregor Robertson
Councillor Tim Stevenson

CITY MANAGER'S OFFICE: Sadhu Johnston, City Manager

CITY CLERK'S OFFICE: Katrina Leckovic, Deputy City Clerk
Maria Castro, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
July 13, 2016

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. Presentation - Independent Advisory Group on Real Estate Licensee Conduct
2. Family Room: Housing Mix Policy for Rezoning Projects
3. False Creek South Update
4. Contract Award for the Construction of a New Fire Hall No. 5 and Social Housing and Request for Increase in Project Budget and Funding
5. Contract Award for the Seismic Upgrade of West Annex and Approval of Project Budget Increase
6. Supporting Trans* Equality and an Inclusive Vancouver
7. Zero Emissions Building Plan
8. 2016 Cultural Infrastructure Grant Allocations

Items 1 to 6 and 8

MOVED by Councillor Jang
SECONDED by Councillor Deal

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of July 13, 2016, as contained in items 1 to 6 and 8, be approved.

CARRIED UNANIMOUSLY AND
ITEM 8 BY THE REQUIRED MAJORITY
(Councillor Meggs ineligible to vote on Item 3 due to Conflict of Interest)

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The Council recessed at 4:42 pm and reconvened at 8:23 pm, with the same members present except for Councillor Stevenson and Mayor Robertson who were absent. Councillor Louie, as Acting Mayor, was in the Chair.

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Item 7

MOVED by Councillor Jang
SECONDED by Councillor Carr

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of July 13, 2016, as contained in item 7, be approved.

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

ADJOURNMENT

MOVED by Councillor Ball
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 8:24 pm.

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