



## REPORT TO COUNCIL

### STANDING COMMITTEE OF COUNCIL ON POLICY AND STRATEGIC PRIORITIES

JUNE 20, 2018

A Regular Meeting of the Standing Committee of Council on Policy and Strategic Priorities was held on Wednesday, June 20, 2018, at 9:37 am, in the Council Chamber, Third Floor, City Hall.

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

**ABSENT:** Councillor Elizabeth Ball, Vice-Chair (Leave of Absence – Civic Business)

**CITY MANAGER'S OFFICE:** Sadhu Johnston, City Manager

**CITY CLERK'S OFFICE:** Rosemary Hagiwara, Deputy City Clerk  
Denise Swanston, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

## WELCOME

The Chair acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations and we give thanks for their generosity and hospitality on these lands.

## MATTERS ADOPTED ON CONSENT

MOVED by Councillor Deal

THAT Council adopt Items 1 and 2 on consent.

CARRIED UNANIMOUSLY

(Councillors De Genova, Louie, Stevenson, and Mayor Robertson absent for the vote)

**1. Contract Award for Microsoft Enterprise Agreement  
May 31, 2018**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate to the satisfaction of the Deputy City Manager, Director of Legal Services, and Chief Procurement Officer, and enter into a contract with Microsoft Corporation (“Microsoft”), for a Microsoft Enterprise Agreement (“Enterprise Agreement”), for a term of three years, with the option to renew for a subsequent three years, with an estimated contract value of \$6,300,000, plus applicable taxes over the initial three-year term.
- B. THAT Council approve a multi-year capital project budget of \$6,300,000 for the Enterprise Agreement; source of funding to be:
  - i. \$600,000 to be reallocated from the 2015-2018 Capital Budget for Information Technology Infrastructure Maintenance, Upgrades, and Expansion;
  - ii. \$3,300,000 from accumulated surplus funding (capital from revenue) from prior closeouts of Technology Services capital projects; and
  - iii. \$2,400,000 from the Computer Equipment Reserve, to be added to the 2015-2018 Capital Plan;

FURTHER THAT, expenditures for 2018 will be managed within the current overall Annual Capital Expenditure Budget; expenditures for 2019 and subsequent years will be brought forward as part of the annual budget process.

- C. THAT the Director of Legal Services, Chief Procurement Officer and Deputy City Manager be authorized to execute, on behalf of the City, the contract contemplated by A above.
- D. THAT no legal rights or obligations will be created by Council’s adoption of A above unless and until such contract is executed by the authorized signatories of the City as set out in C above.

ADOPTED ON CONSENT (Vote No. 03069)

**2. Grant to Support the Continued Operation of the Saa’ust Centre at 44 East Cordova Street, and a Grant for a Nominal License until a long-term Indigenous Healing and Wellness Centre is ready to Commence Operations in the Downtown Eastside  
April 19, 2018**

THAT the Committee recommend to Council

- A. THAT, Council approve (a) a one-time grant of up to \$75,000 to the Vancouver Aboriginal Community Policing Centre Society (“VACPC”) to support operations of the Saa’ust Centre at 44 East Cordova Street until an Indigenous Healing and Wellness Centre is open, and (b) a one-time grant equal to approximately \$37,500 per annum of in-kind value for a one year nominal license to VACPC (the “Saa’ust Centre License”) to continue to use a portion of 44 East Cordova for the purpose of

operating the Saa'ust Centre (together, the "Saa'ust Centre Grant"). Source of funding for the \$75,000 is the 2018 City' Innovation Fund. The total grant of \$112,500 will leverage a further \$187,500 in direct funding and in-kind contributions and resources from a wide range of partners and stakeholders to provide VACPC with approximately \$300,000 in funding and resources to continue to operate the Saa'ust Centre for a minimum of one year.

- B. THAT the Saa'ust Centre Grant be conditional upon:
- i. a grant agreement acceptable to the City being entered into by the City and VACPC (the "Saa'ust Centre Grant Agreement");
  - ii. the Saa'ust Centre License acceptable to the City being entered into by the City (or an affiliate) and VACPC; and
  - iii. the securing of matching funds and in-kind contributions and resources with a value of \$187,500 by stakeholders.
- C. THAT, upon the General Manager of Real Estate and Facilities Management being satisfied with the terms of the Saa'ust Centre License, they are hereby authorized to execute and approve, and to delegate the execution and approval of, such License on behalf of the City;
- FURTHER THAT upon the General Manager of Arts, Culture and Community Services and Director of Legal Services being satisfied with the terms of the Saa'ust Centre Grant Agreement, they are hereby authorized to execute and approve such Agreement on behalf of the City; and
- FURTHER THAT upon the General Manager of Arts, Culture and Community Services and Director of Legal Services being satisfied with the terms of any other agreement to which the City is required to enter into in order to enable the Saa'ust Centre to continue to operate as contemplated in the Administrative Report dated April 18, 2018, entitled "Grant to Support the Continued Operation of the Saa'ust Centre at 44 East Cordova Street, and a Grant for a Nominal License until a long-term Indigenous Healing and Wellness Centre is ready to Commence Operations in the Downtown Eastside", they, together with any other City staff who are authorized to do the same under applicable City policies, are hereby authorized to execute and approve such agreements on behalf of the City.
- D. THAT no legal rights or obligations will be created or arise by virtue of Council's approval of the above unless and until the legal documents set out above have been executed and delivered by the City signatories set out and authorized above.
- E. THAT City Council direct staff to continue to work with community, health sector, foundation and government partners to plan for the development and operation of an Indigenous Healing and Wellness Centre in the Downtown Eastside.

ADOPTED ON CONSENT (Vote No. 03070)

### **3. Broadway Planning Program and Associated Interim Policies June 6, 2018**

*At 9:40 am, Councillor Deal declared Conflict of Interest on Item 3, as she lives in the focus area. She left the Council Chamber and did not return until the conclusion of this item.*

Staff from Planning, Urban Design and Sustainability presented the Broadway Plan, and along with staff from Real Estate Services, and Coriolis Consulting Corporation, responded to questions.

The Committee heard from three speakers in general support of the report recommendations, and two speakers with concerns related to aspects of the motion.

\* \* \* \* \*

#### **VARY AGENDA**

*During the hearing of speakers on this item it was,*

*MOVED by Councillor Carr*

*THAT Council vary the order of the agenda to deal with Item 5 after Item 3.*

**CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY**

*Note: For clarity, agenda items are recorded in chronological order.*

\* \* \* \* \*

*At 11:59 am, during questions to staff, it was,*

*MOVED by Councillor Carr*

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

**CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY**

\* \* \* \* \*

#### **VARY AGENDA**

*During questions to staff it was,*

*MOVED by Councillor De Genova*

*THAT Council vary the order of the agenda to deal with Item 6 after Item 5, and then deal with Item 4.*

**CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY**

\* \* \* \* \*

*The Committee recessed at 12:03 pm and reconvened at 1:54 pm to continue with Item 3.*

\* \* \* \* \*

MOVED by Mayor Robertson  
THAT the Committee recommend to Council

- A. THAT Council approve the *Broadway Planning Program Terms of Reference* generally as attached in Appendix A of the Policy Report dated June 6, 2018, entitled "Broadway Planning Program and Associated Interim Policies".
- B. THAT Council approve the *Interim Rezoning Policy*, generally as set out in Appendix B of the Policy Report dated June 6, 2018, entitled "Broadway Planning Program and Associated Interim Policies", to establish the conditions under which new rezonings and heritage revitalization agreements will be considered while the Broadway Planning Program is underway.
- C. THAT Council approve the *Development Contribution Expectations in Areas Undergoing Community Planning* policy to curb land value speculation in areas undergoing planning, generally as set out in Appendix C of the Policy Report dated June 6, 2018, entitled "Broadway Planning Program and Associated Interim Policies".

amended

AMENDMENT MOVED by Councillor Carr

THAT the following be added as D:

- D. THAT Council amend Policy 2 in Appendix B of the Policy Report dated June 6, 2018, entitled "Broadway Planning Program and Associated Interim Policies", to add to the end of the last line "or 100% below market rental or 100% student housing."

carried

\* \* \* \* \*

*The Committee recessed at 2:14 pm and reconvened at 2:24 pm.*

\* \* \* \* \*

**AMENDMENT TO THE AMENDMENT MOVED by Councillor Carr**

THAT the last line of the amendment “or 100% below market rental or 100% student housing” be replaced with “or 100% below market rental housing or 100% affordable student housing associated with educational institutions”.

CARRIED (Vote No. 03030)

(Councillor De Genova opposed)

(Councillor Bremner absent for the vote)

(Councillor Deal absent for the vote due to Conflict of Interest)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED (Vote No. 03031), Councillor De Genova opposed, Councillor Bremner absent for the vote, and Councillor Deal absent for the vote due to Conflict of Interest.

**AMENDMENT MOVED by Councillor De Genova**

THAT THE FOLLOWING be added as “E” to the motion as amended:

THAT Council affirm its commitment to affordable homeownership and rental options. Furthermore that applications that include Strata Residential that is affordable home ownership under the City of Vancouver Home Ownership Program, be exempt from any Development Contribution Expectation charges, at the discretion of the Director of Planning.

LOST (Vote No. 03032)

(Councillors Carr, Deal, Jang, Louie, Reimer and Mayor Robertson opposed)

(Councillor Deal absent for the vote due to Conflict of Interest)

The amendment having lost, the motion as amended was put. The Committee agreed to separate the vote on the components of the motion (Vote No.’s 03033, 03034, 03035, 03036), with Councillor De Genova opposed to B, C, D and Councillor Bremner opposed to C, and Councillor Deal absent for the vote due to Conflict of Interest.

**FINAL MOTION AS APPROVED**

THAT the Committee recommend to Council

- A. THAT Council approve the Broadway Planning Program Terms of Reference generally as attached in Appendix A of the Policy Report dated June 6, 2018, entitled “Broadway Planning Program and Associated Interim Policies”.
- B. THAT Council approve the Interim Rezoning Policy, generally as attached in Appendix B of the Policy Report dated June 6, 2018, entitled “Broadway Planning Program and Associated Interim Policies”, to establish the conditions under which new rezonings and heritage revitalization agreements will be considered while the Broadway Planning Program is underway.
- C. THAT Council approve the Development Contribution Expectations in Areas Undergoing Community Planning policy to curb land value speculation in areas undergoing planning, generally as attached in Appendix C of the Policy Report

- dated June 6, 2018, entitled "Broadway Planning Program and Associated Interim Policies".
- D. THAT Council amend Policy 2 in Appendix B, of the Policy Report dated June 6, 2018, entitled "Broadway Planning Program and Associated Interim Policies" to add to the end of the last line "or 100% below market rental housing or 100% affordable student housing associated with educational institutions".

## 5. Northeast False Creek

At the Regular Council meeting on June 19, 2018, Vancouver City Council referred the following item to the Standing Committee on Policy and Strategic Priorities meeting on June 20, 2018, to hear from speakers.

The Committee heard from one speaker who made a general comment on the plan.

- a. **Northeast False Creek – Update Report and NEFC Infrastructure Project Implementation and Financial Strategy Guidelines**  
**June 10, 2018**

MOVED by Councillor Louie  
THAT the Committee recommend to Council

- A. THAT Council approve in principle the *NEFC Infrastructure Project Implementation & Financial Strategy Guidelines*, generally as presented in Appendix A of the Administrative Report dated June 10, 2018, entitled "Northeast False Creek – Update Report and NEFC Infrastructure Project Implementation and Financial Strategy Guidelines", as the framework for delivering these critical infrastructure works to support the proposed densities within the NEFC Plan and to enable delivery of the Public Benefit Strategy envisioned for NEFC over time.
- B. THAT Council approve an increase to the multi-year capital project budget for the Georgia Dunsmuir Viaduct Removal Project of \$15.6 million for the 17 month work program (August 2018 to December 2019, as outlined in Appendix A of the Administrative Report dated June 10, 2018, entitled "Northeast False Creek – Update Report and NEFC Infrastructure Project Implementation and Financial Strategy Guidelines"), to complete the final project design and other work necessary to support the implementation of the NEFC Plan; interim sources of funding to be as follows which will be replenished from future development revenues generated from NEFC:
- (i) \$14.9 million from the Plant & Equipment Reserve, to be added to the 2015-2018 Capital Plan;
  - (ii) \$0.7 million to be reallocated from the Capital Budget for NEFC Park Development.

Expenditures for 2018 to be managed within the current overall Annual Capital Expenditure Budget; expenditures for subsequent years will be brought forward as part of the annual capital budget process.

- C. THAT Council direct staff to explore strategic partnerships with senior levels of government and community and development partners to optimize affordability across Northeast False Creek (NEFC) and the six remaining affordable housing sites in False Creek North, and report back to Council in September 2018.

CARRIED UNANIMOUSLY (Vote No. 03037)  
(Councillor De Genova absent for the vote.)

b. **CD-1 Rezoning: 750-772 Pacific Boulevard (Plaza of Nations) – Northeast False Creek Sub-area 6B**  
**June 5, 2018**

MOVED by Councillor Louie  
THAT the Committee recommend to Council

- A. THAT the application by James KM Cheng Architects Inc., on behalf of Canadian Metropolitan Properties Corp. (the “Applicant”), to amend the CD-1 (349) (Comprehensive District) By-Law at 750-772 Pacific Boulevard [*Lot 155 False Creek Plan 21425 and District Lot 6352 Group 1 New Westminster District; PIDs 008-538-298 and 010-313-931 respectively*], to permit a mixed-use development with commercial, residential, community and civic uses, be referred to a public hearing, together with:

- (i) plans prepared by James KM Cheng Architects, received on December 1, 2017, with additional reference drawings received on April 4, 2018;
- (ii) draft CD-1 provisions, generally as presented in Appendix A of the Policy Report dated June 5, 2018, entitled “CD-1 Rezoning: 750-772 Pacific Boulevard (Plaza of Nations) — Northeast False Creek Sub-area 6B”;
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B of the above-noted Policy Report; and
- (iv) draft Design Guidelines, generally as presented in Appendix D of the above-noted Policy Report.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A of the above-noted Policy Report for consideration at the public hearing.

- B. THAT the application to amend the False Creek North Official Development Plan, generally as set out in Appendix C of the Policy Report dated June 5, 2018, entitled “CD-1 Rezoning: 750-772 Pacific Boulevard (Plaza of Nations) — Northeast False Creek Sub-area 6B”, be referred to the same public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally as set out in Appendix C of the above-noted Policy Report, for consideration at the public hearing.

- C. THAT, if after public hearing, Council approves in principle the rezoning and the housing agreement described in section (c) of Appendix B of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 750-772 Pacific Boulevard (Plaza of Nations) — Northeast False Creek Sub-area 6B", 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.
- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule G, generally as set out in Appendix C of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 750-772 Pacific Boulevard (Plaza of Nations) — Northeast False Creek Sub-area 6B";  

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.
- E. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 750-772 Pacific Boulevard (Plaza of Nations) — Northeast False Creek Sub-area 6B";  

FURTHER THAT the Director of Legal Services be instructed to bring forward necessary amendments to the Parking By-law at the time of enactment of the CD-1 By-law.
- F. THAT A to E 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. 03039)  
(Councillor Carr opposed)

**c. CD-1 Rezoning: 777 Pacific Boulevard — Sub-area 10C (1 Robson Street)  
June 5, 2018**

*At 3:38 pm, Councillor Bremner declared Conflict of Interest on Item 5c., as he is an employee of Pace Group Communications, which has been contracted by the architect for this development (Stantec Architecture). He left the Council Chamber and did not return until the conclusion of this item.*

MOVED by Councillor Louie  
THAT the Committee recommend to Council

A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application, on behalf of B.C. Pavilion Corporation (the "Owner"), to rezone a portion of 777 Pacific Boulevard [PID:029-173-825; Lot 347 False Creek Plan EPP31476] shown within the heavy bold outline on an Explanatory Plan in Appendix D of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 777 Pacific Boulevard – Sub-area 10C (1 Robson Street)", from BCPED (BC Place/Expo District) to CD-1 (Comprehensive Development) District, to permit a mixed-use development with commercial and residential uses, be referred to a public hearing, together with:

- (i) plans prepared by Stantec Architecture Ltd., received on January 23, 2018;
- (ii) draft CD-1 provisions, generally as presented in Appendix A of the above-noted Policy Report;
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B of the above-noted Policy Report; and
- (iv) draft Design Guidelines, generally as presented in Appendix E of the above-noted Policy Report.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A of the above-noted Policy Report for consideration at the public hearing.

B. THAT, if the application is referred to a public hearing, the application to amend the False Creek North Official Development Plan, generally as set out in Appendix C of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 777 Pacific Boulevard – Sub-area 10C (1 Robson Street)", be referred to the same public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally as set out in Appendix C of the above-noted Policy Report, for consideration at the public hearing.

C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule G, generally as set out in Appendix C of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 777 Pacific Boulevard – Sub-area 10C (1 Robson Street)";

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

- D. THAT A to C above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the Owner 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. 03040)

(Councillor Carr opposed)

(Councillor Bremner absent for the vote due to Conflict of Interest)

**6. Vancouver Civic Theatres Rental Rates 2019-2020**  
**April 27, 2018**

At the Regular Council meeting on June 19, 2018, Vancouver City Council referred the following item to the Standing Committee on Policy and Strategic Priorities meeting on June 20, 2018, to hear from speakers.

Sandra Gajic, Director, Vancouver Civic Theatres, reviewed the report and, along with Sandra Singh, General Manager, Arts, Cultural and Community Services, responded to questions.

The Committee heard from two speakers opposed to the recommendations.

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

MOVED by Councillor Deal  
THAT the Committee recommend to Council

- A. THAT Council approve the recommended rental rates and fee increases for commercial licensees, as outlined in the Schedule of Rental Rates for Vancouver Civic Theatres (VCT), as outlined in Appendix A of the Administrative Report dated April 27, 2018, entitled "Vancouver Civic Theatres Rental Rates 2019-2020", effective September 1, 2019.

CARRIED UNANIMOUSLY (Vote No. 03041)

- B. THAT Council approve the recommended rental rates and fee increases for Not-for-Profit (NFP), Theatre Rental Grant (TRG) and VCT Grant licensees, as outlined in the Schedule of Rental Rates for VCT, as outlined in Appendix B of the Administrative Report dated April 27, 2018, entitled "Vancouver Civic Theatres Rental Rates 2019-2020", effective September 1, 2019.

CARRIED (Vote No. 03042)  
(Councillors Affleck and Carr opposed)

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*The Committee recessed at 4:16 pm and reconvened at 4:18 pm.*

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#### **4. Housing Vancouver Update**

At the Regular Council meeting on June 19, 2018, Vancouver City Council referred the following item to the Standing Committee on Policy and Strategic Priorities meeting on June 20, 2018, to hear from speakers.

Planning, Urban Design and Sustainability staff responded to questions from Council received at the Regular Council meeting on June 19, 2018, and responded to additional questions.

The Committee heard from four speakers in general support and two speakers opposed to various aspects of the recommendations.

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*The Committee recessed at 5:43 pm and reconvened at 6:19 pm.*

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##### **a. Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book** **June 5, 2018**

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

MOVED by Mayor Robertson  
THAT the Committee recommend to Council

- A. THAT Council approve the Affordable Housing Delivery and Financial Strategy (2018-2027), generally as outlined in Appendix A of the Policy Report dated June 5, 2018, entitled "Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book", to guide delivery of affordable housing across the spectrum of income needs, in line with Housing Vancouver targets.

- B. THAT, subject to Council approval of the Affordable Housing Delivery and Financial Strategy (2018-2027), staff be instructed to initiate tasks to implement the strategy as outlined in the Policy Report dated June 5, 2018, entitled "Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book".
- C. THAT Council instruct staff to advance the consolidation of the City's non-market housing assets into a single portfolio in the form of the Affordable Housing Endowment Fund with a clear mandate to preserve and grow the City's non-market housing portfolio in a sustainable way, with a report back on the implementation strategy by September 2018.
- D. THAT Council instruct staff to pursue a multi-year partnership and investment plan with the Province of British Columbia and Canada Mortgage and Housing Corporation (CMHC) in order to progress the Housing Vancouver outcomes identified in the Policy Report dated June 5, 2018, entitled "Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book".
- E. THAT Council receive for information the Housing Vancouver Annual Progress Report and Data Book 2018 generally as attached in Appendix B of the Policy Report dated June 5, 2018, entitled "Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book".
- F. THAT Council direct staff to report back by spring of 2019 with recommendations for a new Social Purpose Real Estate Program, including amendments to the residential multi-family zoning districts (RM) to contain density bonus provisions to encourage social and co-op housing renewal and expansion, in order to streamline delivery of affordable housing targeted to low- and middle-income households.
- G. THAT Council direct staff to report back by spring 2019 with proposed amendments to the commercial zoning districts (C-2, C-2B, C-2C and C-2C1) for consideration by Council to include density bonus provisions for rental housing and the potential to use rental zoning provisions recently enabled by the Province in order to prioritize actions to meet Housing Vancouver 10 year targets for market rental housing.
- H. THAT Council amend the Affordable Housing Choices Interim Rezoning Policy, generally as outlined in Appendix C of the Policy Report dated June 5, 2018, entitled "Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book", to continue accepting rezoning enquiries beyond the 20 projects originally anticipated in the Policy as an interim measure to meet Housing Vancouver 10 year targets for market rental housing, until June 30, 2019. A full report on the results of the policy will be brought forward to Council in the spring of 2019.
- I. THAT Council direct staff to engage with Metro Vancouver Aboriginal Executive Council (MVAEC) and other Indigenous partners, on further measures to reduce the number and proportion of Indigenous people experiencing homelessness.

- J. THAT Council direct staff to continue working with the newly established Federal, Provincial, Municipal SRO Working Group, with the aim of making significant progress within six months, and reporting back to Council in early 2019.
- K. THAT Council receive for information the Empty Homes Tax engagement summary report and approve the allocation of the initial \$8 million net revenue collected for the 2017 Empty Homes Tax year, generally as outlined in Appendix E of the Policy Report dated June 5, 2018, entitled "Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book", and direct staff to report back on funding decisions for the remainder of the revenue from 2017 as part of the 2019 Budget.
- L. THAT Council request that the Metro Vancouver (MV) Board reaffirm its continued acceptance of the City of Vancouver's Regional Context Statement Official Development Plan (RCS ODP) and that the MV Board be advised that the RCS ODP will be revised following implementation of key Housing Vancouver action items and in coordination with the MV update of the Regional Growth Strategy.

amended

AMENDMENT MOVED by Councillor Louie

THAT the motion be amended to add:

- M. THAT projects with an accepted Letter of Enquiry by City staff be grandfathered from the new policy for increasing inclusionary housing for sustainable large developments.

CARRIED UNANIMOUSLY (Vote No. 03043)

AMENDMENT MOVED by Councillor Carr

THAT H be amended to add:

FURTHER THAT Council direct staff to include in the report back in spring of 2019, an audit of the completed Short Term Incentives for Rental (STIR) and Rental 100 projects to compare rents as proposed in project proposals approved by Council with rents at first occupancy and current rents, as well as the cost to the City in terms of DCL waivers per unit of rental housing and recommendations on how best to incentivize developers to deliver cost-effective affordable rental housing that meets the needs of Vancouver renters.

CARRIED (Vote No. 03044)  
(Councillor Louie opposed)

AMENDMENT MOVED by Councillor De Genova

THAT F be amended as follows (changes in italics):

- F. THAT Council direct staff to report back by spring of 2019 with recommendations for a new Social Purpose Real Estate Program, including *metrics, and* amendments to the residential multi-family zoning districts (RM)

to contain density bonus provisions to encourage social and co-op housing renewal and expansion, in order to streamline delivery of affordable housing targeted to low- and middle-income households.

**CARRIED** (Vote No. 03045)  
(Councillors Jang and Stevenson opposed)

The amendments having CARRIED, the motion as amended was put. The Committee agreed to separate the vote on the components of the motion which were CARRIED (Vote No.'s 03046, 03047, 03048, 03049, 03073, 03050, 03051, 03052, 03053, 03054, 03055, 03056, 03057) with Councillor De Genova opposed to C and K, Councillors Jang and Stevenson opposed to F, and Councillor Affleck opposed to K.

## **FINAL MOTION AS APPROVED**

THAT the Committee recommend to Council

- A. THAT Council approve the Affordable Housing Delivery and Financial Strategy (2018-2027), generally as outlined in Appendix A of the Policy Report dated June 5, 2018, entitled "Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book", to guide delivery of affordable housing across the spectrum of income needs, in line with Housing Vancouver targets.
- B. THAT, subject to Council approval of the Affordable Housing Delivery and Financial Strategy (2018-2027), staff be instructed to initiate tasks to implement the strategy as outlined in the Policy Report dated June 5, 2018, entitled "Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book".
- C. THAT Council instruct staff to advance the consolidation of the City's non-market housing assets into a single portfolio in the form of the Affordable Housing Endowment Fund with a clear mandate to preserve and grow the City's non-market housing portfolio in a sustainable way, with a report back on the implementation strategy by September 2018.
- D. THAT Council instruct staff to pursue a multi-year partnership and investment plan with the Province of British Columbia and Canada Mortgage and Housing Corporation (CMHC) in order to progress the Housing Vancouver outcomes identified in the Policy Report dated June 5, 2018, entitled "Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book".
- E. THAT Council receive for information the Housing Vancouver Annual Progress Report and Data Book 2018 generally as attached in Appendix B of the Policy Report dated June 5, 2018, entitled "Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book".
- F. THAT Council direct staff to report back by spring of 2019 with recommendations for a new Social Purpose Real Estate Program, including metrics, and amendments to the residential multi-family zoning districts (RM) to contain density bonus provisions to encourage social and co-op housing renewal and expansion, in order to

- streamline delivery of affordable housing targeted to low- and middle-income households.
- G. THAT Council direct staff to report back by spring 2019 with proposed amendments to the commercial zoning districts (C-2, C-2B, C-2C and C-2C1) for consideration by Council to include density bonus provisions for rental housing and the potential to use rental zoning provisions recently enabled by the Province in order to prioritize actions to meet Housing Vancouver 10 year targets for market rental housing.
- H. THAT Council amend the Affordable Housing Choices Interim Rezoning Policy, generally as outlined in Appendix C of the Policy Report dated June 5, 2018, entitled "Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book", to continue accepting rezoning enquiries beyond the 20 projects originally anticipated in the Policy as an interim measure to meet Housing Vancouver 10 year targets for market rental housing, until June 30, 2019. A full report on the results of the policy will be brought forward to Council in the spring of 2019;
- FURTHER THAT Council direct staff to include in the report back in spring of 2019, an audit of the completed Short Term Incentives for Rental (STIR) and Rental 100 projects to compare rents as proposed in project proposals approved by Council with rents at first occupancy and current rents, as well as the cost to the City in terms of DCL waivers per unit of rental housing and recommendations on how best to incentivize developers to deliver cost-effective affordable rental housing that meets the needs of Vancouver renters.
- I. THAT Council direct staff to engage with Metro Vancouver Aboriginal Executive Council (MVAEC) and other Indigenous partners, on further measures to reduce the number and proportion of Indigenous people experiencing homelessness.
- J. THAT Council direct staff to continue working with the newly established Federal, Provincial, Municipal SRO Working Group, with the aim of making significant progress within 6 months, and reporting back to Council in early 2019.
- K. THAT Council receive for information the Empty Homes Tax engagement summary report and approve the allocation of the initial \$8 million net revenue collected for the 2017 Empty Homes Tax year, generally as outlined in Appendix E of the Policy Report dated June 5, 2018, entitled "Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book", and direct staff to report back on funding decisions for the remainder of the revenue from 2017 as part of the 2019 Budget.
- L. THAT Council request that the Metro Vancouver (MV) Board reaffirm its continued acceptance of the City of Vancouver's Regional Context Statement Official Development Plan (RCS ODP) and that the MV Board be advised that the RCS ODP will be revised following implementation of key Housing Vancouver action items and in coordination with the MV update of the Regional Growth Strategy.
- M. THAT projects with an accepted Letter of Enquiry by City staff be grandfathered from the new policy for increasing inclusionary housing for sustainable large developments.

**b. Making Room Housing Program: Overview and Quick Start Actions  
June 5, 2018**

The Committee agreed to separate the vote on the components of the following motion.

MOVED by Mayor Robertson  
THAT the Committee recommend to Council

- A. THAT Council endorse the proposed program outlined in the Making Room Housing Program presentation of June 19, 2018, to add housing choice to neighbourhoods across Vancouver.
- B. THAT Council instruct staff to report back on the outcomes of the Making Room Program with specific recommendations for change by June 2019.
- C. THAT Council approve amendments to the Kitsilano RT-7 and RT-8 Guidelines, generally as attached in Appendix A of the Administrative Report dated June 5, 2018, entitled, "Making Room Housing Program: Overview and Quick Start Actions", to allow more lots in Kitsilano with an existing character house to qualify for rear yard infill development.
- D. THAT Council instruct staff to prepare and bring forward for consideration for referral to a public hearing, amendments to the RT-7 and RT-8 District Schedules in Kitsilano to update and expand housing choice in line with the RT-5 District Schedule.
- E. THAT Council instruct staff to prepare and bring forward for consideration for referral to a public hearing, amendments to the RT-10 District Schedule in Kensington-Cedar Cottage to update and expand housing choice in line with the RT-11 District Schedule.
- F. THAT Council instruct staff to prepare and bring forward for consideration for referral to a public hearing, draft amendments to the lock-off suite regulations in the Zoning and Development By-law to more clearly differentiate lock-off units from secondary suites intended for longer-term rental housing.
- G. THAT Council direct staff to advance work on amendments to the Zoning and Development By-law to enable duplex use in some or all RS areas of the city as outlined in the Administrative Report dated June 5, 2018, entitled, "Making Room Housing Program: Overview and Quick Start Actions", and bring back a report for Council consideration in July 2018.
- H. THAT Council direct staff to advance work on amendments to the Parking By-law to support reduced parking requirements and prioritize near-term actions to align residential parking management with the Making Room housing program, for Council consideration in the Parking By-law report scheduled for July 2018.
- I. THAT Council direct staff to advance and report back on other potential policy measures and changes to the Zoning and Development By-law that may be actioned in the short term to add housing choice to neighbourhoods across the city.

- J. THAT in addition to the work outlined in the Making Room program, staff bring forward policies for RS and RT zones that:
- Allow triplexes, quadplexes and other multi-unit forms to significantly bring down the purchase cost per unit of housing in low density neighbourhoods;
  - Limit speculation and enhance affordability by taking a city-wide approach to change in all neighbourhoods, setting maximum unit sizes for new housing choices in low-density neighbourhoods, as well as reducing if not eliminating parking requirements;
  - Ensure incentives such as additional density and significant parking relaxations are in place to support projects with community benefit, such as new rental, co-ops, co-housing or land trusts; and
  - Where appropriate reduce or eliminate setback requirements and design guidelines that limit housing options.

REFERRAL MOVED by Councillor Carr

THAT Council refer this report to staff to conduct robust and collaborative consultations with the public including renters, neighbourhood associations and advisory committees, on the Making Room Housing Program and report back with recommendations within six months.

LOST (Vote No. 03058)

(Councillors Bremner, Deal, Jang, Louie, Reimer, Stevenson, and Mayor Robertson opposed.)

The referral having LOST, the motion was put and CARRIED (Vote No.'s 03059, 03060, 03061, 03062, 03063, 03064, 03065, 03066, 03067, 03068) with Councillors Affleck and Bremner opposed to J, and Councillor Carr abstaining from the votes on A, C, D, E, F, G, H, I, J.

*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”.*

**7. Assessing Affordability and Effectiveness of Short Term Incentives for Rental (STIR) and Rental 100 Programs**

At the Regular Council meeting on June 19, 2018, Vancouver City Council referred the following item to the Standing Committee on Policy and Strategic Priorities meeting on June 20, 2018, to hear from speakers.

MOVED by Councillor Carr

THAT the Committee recommend to Council

WHEREAS

1. The goal of both the Short Term Incentives for Rental (STIR) Program, in place from 2009 to 2011, and the Rental 100 Program, in place since 2012, has been to provide more affordable housing for Vancouver residents;

2. Both the STIR and Rental 100 Programs have been subsidized by Vancouver taxpayers through providing incentives to developers that include waiving Development Cost Levies (DCLs);
3. Although the earlier STIR projects were not bound by any City by-law regarding the maximum amount of rent per rental unit that could be charged at first occupancy, the City of Vancouver has required that Rental 100 projects not exceed rents at first occupancy as stipulated in the city's DCL by-law; rents that are adjusted annually to reflect CMHC-assessed market rents for the east and west sides of the city;
4. To date, the City has not tracked what has happened to rents in the STIR and Rental 100 projects after each project's completion.

**THEREFORE BE IT RESOLVED**

- A. THAT Council direct staff to audit the completed Short Term Incentives for Rental (STIR) and Rental 100 projects to compare rents as proposed in project proposals approved by Council with rents at first occupancy and current rents and report back to Council as quickly as feasible.
- B. THAT the report back to Council include the cost to the City in terms of DCL waivers per unit of rental housing, and recommendations to improve the effectiveness of the Rental 100 program in delivering cost-effective affordable rental housing that meets the needs of Vancouver renters.

Not put

The Chair ruled the motion out of order under section 4.3(c) of the *Procedure Bylaw*, as the Motion contains direction already contained in Item 4c.

The Committee adjourned at 8:09 pm.

\* \* \* \* \*



**REGULAR COUNCIL MEETING MINUTES  
STANDING COMMITTEE OF COUNCIL ON  
POLICY AND STRATEGIC PRIORITIES**

**JUNE 20, 2018**

A Regular Meeting of the Council of the City of Vancouver was held on Wednesday, June 20, 2018, at 4:16 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on Policy and Strategic Priorities meeting, to consider the recommendations and actions of the Committee. Subsequently, Council reconvened at 8:09 pm.

|                               |   |
|-------------------------------|---|
| <b>PRESENT:</b>               | Mayor Gregor Robertson<br>Councillor George Affleck<br>Councillor Hector Bremner<br>Councillor Adriane Carr<br>Councillor Melissa De Genova<br>Councillor Heather Deal<br>Councillor Kerry Jang<br>Councillor Raymond Louie<br>Councillor Andrea Reimer<br>Councillor Tim Stevenson |
| <b>ABSENT:</b>                | Councillor Elizabeth Ball (Leave of Absence – Civic Business)   |
| <b>CITY MANAGER'S OFFICE:</b> | Sadhu Johnston, City Manager  |
| <b>CITY CLERK'S OFFICE:</b>   | Rosemary Hagiwara, Deputy City Clerk<br>Denise Swanston, Meeting Coordinator  |

**COMMITTEE REPORTS**

Report of Standing Committee on Policy and Strategic Priorities  
Wednesday, June 20, 2018

Council considered the report containing the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities. Its items of business included:

1. Contract Award for Microsoft Enterprise Agreement
2. Grant to Support the Continued Operation of the Saa'ust Centre at 44 East Cordova Street, and a Grant for a Nominal License until a long-term Indigenous Healing and Wellness Centre is ready to Commence Operations in the Downtown Eastside
3. Broadway Planning Program and Associated Interim Policies
5. Northeast False Creek
  - a. Northeast False Creek – Update Report and NEFC Infrastructure Project Implementation & Financial Strategy Guidelines
  - b. CD-1 Rezoning: 750-772 Pacific Boulevard (Plaza of Nations) – Northeast False Creek Sub-area 6B

- c. CD-1 Rezoning: 777 Pacific Boulevard — Sub-area 10C (1 Robson Street)  
6. Vancouver Civic Theatres Rental Rates 2019-2020

Items 1, 2, 3, 5, and 6

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities at its meeting of June 20, 2018, as contained in items 1, 2, 3, 5, and 6, be approved.

CARRIED UNANIMOUSLY AND  
ITEM 2 BY THE REQUIRED MAJORITY

*Note: Councillor Deal declared Conflict of Interest on Item 3 and Councillor Bremner declared Conflict of Interest on Item 5c.*

\* \* \* \* \*

*Council recessed at 4:18 pm and reconvened at 8:09 pm.*

\* \* \* \* \*

4. Housing Vancouver Update  
a. Affordable Housing Delivery and Financial Strategy and Annual Progress Report and Housing Vancouver Data Book  
b. Making Room Housing Program: Overview and Quick Start Actions  
7. Assessing Affordability and Effectiveness of Short Term Incentives for Rental (STIR) and Rental 100 Programs

Items 4 and 7

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities at its meeting of June 20, 2018, as contained in items 4 and 7, be approved.

CARRIED UNANIMOUSLY

## **URGENT BUSINESS**

### **Leave of Absence**

MOVED by Councillor Reimer  
SECONDED by Councillor Carr

THAT Councillor De Genova be granted a Leave of Absence for Personal Reasons from meetings to be held June 26, 2018.

CARRIED UNANIMOUSLY

## **BY-LAWS**

MOVED by Councillor Deal  
SECONDED by Councillor Jang

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

CARRIED UNANIMOUSLY

1. Local Improvement Debenture By-law re: Approval of Billing Rates for Projects completed in 2017 – three lane paving projects and one speed hump project (By-law No. 12148)

## **ADJOURNMENT**

MOVED by Councillor Louie  
SECONDED by Councillor Reimer

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 8:11 pm.

\* \* \* \* \*