



REGULAR COUNCIL MEETING MINUTES

JUNE 25, 2019

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 25, 2019, at 9:34 am, in the Council Chamber, Third Floor, City Hall.

PRESENT:

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

CITY MANAGER'S OFFICE: Paul Mochrie, Deputy City Manager

CITY CLERK'S OFFICE: Katrina Leckovic, City Clerk
Terri Burke, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Mayor acknowledged we are on the unceded territories of the Musqueam, Squamish, and Tsleil-Waututh Nations and we thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

The Mayor also recognized the immense contributions of the City of Vancouver's staff who work hard every day to help make our city an incredible place to live, work, and play.

IN CAMERA MEETING

MOVED by Councillor Hardwick
SECONDED by Councillor Kirby-Yung

THAT Council will go into meetings later this week which are closed to the public, pursuant to Section 165.2(1) of the *Vancouver Charter*, to discuss matters related to paragraphs:

(a) personal information about an identifiable individual who holds or is being considered

for a position as an officer, employee or agent of the city or another position appointed by the city;

(d) the security of the property of the city;

(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;

(g) litigation or potential litigation affecting the city;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

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

CARRIED UNANIMOUSLY
(Councillor Wiebe absent for the vote)

ADOPTION OF MINUTES

1. Regular Council – June 11, 2019

MOVED by Councillor Dominato
SECONDED by Councillor Hardwick

THAT the Minutes of the Regular Council meeting of June 11, 2019, be approved.

CARRIED UNANIMOUSLY
(Councillor Wiebe absent for the vote)

MATTERS ADOPTED ON CONSENT

The Mayor noted requests to speak to Administrative Report 2 had been received.

* * * * *

*MOVED by Councillor De Genova
SECONDED by Councillor Dominato*

THAT Administrative Report 2 be added to the consent agenda, and not be held to hear from speakers.

*CARRIED
(Councillors Dominato, Kirby-Yung, Wiebe and the Mayor opposed)*

* * * * *

MOVED by Councillor De Genova
SECONDED by Councillor Boyle

THAT Council adopt Administrative Report 2, on consent.

CARRIED UNANIMOUSLY

REPORT REFERENCE

1. Economic Development Activities: Update from the Vancouver Economic Commission and Planning, Urban Design and Sustainability

Gil Kelley, General Manager, Planning, Urban Design and Sustainability, and Catherine Warren, CEO, Vancouver Economic Commission, provided a presentation on economic development activities including the Vancouver economy, job growth, goals, key challenges, and planning and economic development.

Mr. Kelley and Ms. Warren, along with staff from Planning, Urban Design and Sustainability, and the Vancouver Economic Commission, responded to questions.

UNFINISHED BUSINESS

1. Exploring New Forms of Hospitality and Housing Tenure to Support Purpose Built Rental

At the reconvened Standing Committee on Policy and Strategic Priorities meeting on June 19, 2019, Council heard from speakers and referred discussion and decision to the Regular Council meeting on June 25, 2019, as Unfinished Business.

MOVED by Councillor Fry
SECONDED by Councillor Kirby-Yung

WHEREAS

1. More than half of the population of the City of Vancouver rent their home;
2. Rents are high and vacancy rates are low, which has been characterized as a crisis;
3. The City of Vancouver has committed to a target of 20,000 new purpose-built rental units to be approved by 2027;
4. Developer Cost Levies (DCLs) are an important source of revenue for City facilities like Parks, Childcare facilities, Social and non-profit housing, and Engineering infrastructure;

5. The City of Vancouver waives Developer Cost Levies (DCLs) to encourage the construction of purpose-built rental through the Moderate Income Rental Housing Pilot Program, and for “For Profit Affordable Housing” through the Rental 100 program;
6. Rents under Rental 100 typically exceed the measure of affordability for the median Vancouver household income (less than \$80,000);
7. Hotel and traveler accommodations support one of Vancouver and the region’s primary industries. In 2017, tourism contributed approximately \$4.8 billion to the Metro Vancouver economy and supported over 70,000 full time jobs;
8. For the last 15 years, the number of Vancouver hotel rooms have been in decline. The loss of hotel supply has put upward pressure on the market and the average costs of the remaining hotel stock are consistently among the highest in Canada;
9. Tourism Vancouver warned the City risks losing its competitive edge as a tourism destination over hotel room shortages; potentially over \$2 billion in visitor spending over 12 years (Tourism in Vancouver: Hotel Demand, Supply and Impact - 12 April, 2019);
10. Tourism Vancouver have undergone 2030 planning, and have recommended that between 3,000 - 4,000 hotel rooms are required to meet visitor demand;
11. Modern traveler preferences for Do-it-yourself (DIY) apartment-style accommodations have led to growth in individually-owned peer-to-peer (P2P) “short term rentals” (STRs) like Airbnb and VRBO; variously marketed under the slogan “live like a local.”;
12. P2P STRs like Airbnb and VRBO can replace long-term local (resident) rental housing supply with short-term visitor accommodations. Despite regulations, anecdotal reports and self-appointed watchdogs suggest P2P STRs are a threat to long-term rental stock;
13. Modern traveler preferences for Do-it-yourself (DIY) apartment-style accommodations are also inspiring the growth of “tech-enabled hospitality” options in the new form of corporate-run apartment-hotel hybrids like Stay Alfred, Lyric, and Sonder;
14. The tech-enabled hospitality model avails:
 - a. Locations in purpose-built rental, strata, or commercial buildings;
 - b. Forgoing lobby, concierge, and otherwise traditional hotel amenities;
 - c. Opportunities to “live like a local,” with locations potentially inside or outside of traditional hotel districts;
 - d. An alternative to P2P STRs for the DIY traveler;
 - e. A discrete experience that is minimally impactful on long term local residents and neighbourhoods: Suites and floors are accessed by coded key fob, apps link guests to services operated out of remote locations,

and sound monitors support good neighbour agreements;

15. The tech-enabled hospitality model can also avail:
 - a. A financial incentive for developers to build new Purpose-Built Rental leveraging a time-limited master lease for a portion of hospitality use in the building.
 - b. The increased supply of new market rental, supported by tech enabled hospitality units in new Purpose-Built Rental (PBR) buildings;
 - c. The increased supply of new market rental, once the tech-enabled hospitality units themselves are released from their lease;
16. The Canadian company Sonder (named in Forbes as one of 2018's Next Billion Dollar Startups) have undertaken master leases for entire floors of units in new purpose-built apartment buildings, and helping to build new PBR buildings. For example, in Central Philadelphia, Sonder have committed to master leases on hundreds of units in planned buildings which in turn has provided developers with financial security to build;
17. Members of the development community have expressed interest in this model and tech-enabled hospitality providers have expressed interest in the Vancouver market, but the city lacks a comprehensive policy, so the barrier to entry is too high.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to explore new forms of hospitality and housing tenure with development and construction industry, tech-enabled hospitality operators, and lenders including CMHC.
- B. THAT Council direct staff to consider how limited term master leases for tech-enabled hospitality might function with regard to covenants, change of use, split classification tax, licensing, legal, zoning, and city-wide planning.
- C. THAT Council direct staff to consider in their July 2019 report on Rental Incentive Program Review if tech-enabled hospitality models in lieu of DCL waivers might improve the financial performance and delivery of for-profit purpose built rentals.
- D. THAT Council direct staff to include in their July 2019 report on Rental Incentive Program Review any budget and resource considerations.
- E. THAT Council direct staff to include in their Winter 2019 report back on Rental 100, how incentive (specifically tech-enabled hospitality models) options other than DCL waivers that might improve financial performance and delivery of for-profit purpose built rentals.

amended

REFERRAL MOVED by Councillor Boyle
SECONDED by Councillor De Genova

THAT the motion entitled "Exploring New Forms of Hospitality and Housing Tenure to Support Purpose Built Rental" be referred to staff for comments as part of the one year Short Term Rental Program report back in September 2019.

lost

During discussion, Councillor Carr rose on a point of order to enquire if the referral was in order. The Mayor ruled it to be in order.

* * * * *

At 11:45 it was,

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT Council recess at 11:45 am and reconvene at 3 pm.

LOST

(Councillors Bligh, Boyle, Carr, Fry, Hardwick, Kirby-Yung, Swanson, Wiebe and Mayor Stewart opposed)

* * * * *

Following the vote on the recess, the Referral was put and LOST with Councillors Bligh, Carr, Dominato, Fry, Hardwick, Kirby-Yung and Wiebe opposed (Vote No. 04615)

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Carr

THAT the motion be amended to read as follows:

- A. THAT Council direct staff to explore new forms of hospitality and housing tenure with the development and construction industry, tech-enabled hospitality operators and lenders including CMHC, in order to support the development of purpose built rental housing.
- B. THAT Council direct staff to consider how limited term master leases for tech-enabled hotel rooms might function with regard to rental stock covenants, change of use, split classification tax, licensing, legal, zoning, and city-wide planning.
- C. THAT Council direct staff to consider in upcoming reports on Rental Incentive Program Review if tech-enabled hotel rooms in lieu of DCL

waivers might improve the financial performance and delivery of for-profit purpose built rentals.

- D. THAT Council direct staff to include in upcoming reports on Rental Incentive Program Review any budget and resource considerations.
- E. THAT Council direct staff to include in their reports back on Rental 100, how incentive (specifically tech-enabled hotel rooms) options other than DCL waivers might improve financial performance and delivery of for-profit purpose built rentals.

CARRIED (Vote No. 04616)
(Councillor Swanson opposed)

* * * * *

During debate it was,

MOVED by Councillor Bligh
SECONDED by Councillor Kirby-Yung

THAT the meeting extend past noon, until the item entitled "Exploring New Forms of Hospitality and Housing Tenure to Support Purpose Built Rental" is completed.

CARRIED
(Mayor Stewart opposed)

* * * * *

AMENDMENT MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT the following be added as F:

FURTHER THAT Council direct staff to consider any impacts on housing affordability, including any changes to City of Vancouver policy on Development Cost Levy Waivers;

FURTHER THAT staff consider how resolutions from this motion may impact and/or relate to the City of Vancouver's Short Term Rental Policy and Program;

AND FURTHER THAT staff carry out the work prescribed in this resolution, alongside work that is already underway, to consider housing affordability and short term rental and report back to Council with information as soon as possible.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Dominato

THAT the words “peer-to-peer” be added in the AND FURTHER THAT between the words “and” and “short-term”.

CARRIED (Vote No. 04618)
(Councillors Boyle, De Genova, Hardwick, Swanson and Mayor Stewart opposed)

With the amendment to the amendment having carried, the motion as amended was put and CARRIED (Vote No. 04619) with Councillors Carr, Hardwick, and Swanson opposed.

AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor Fry

THAT the following be added as G:

THAT staff work with stakeholders, including Unite Here, to suggest things the City can do to keep hotels from closing or converting.

carried

* * * * *

During discussion on the amendment the Mayor received advice from staff and ruled the amendment in order.

* * * * *

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

THAT the words “and the development industry” be added between the words “Here” and “to”.

LOST – TIE VOTE (Vote No. 04620)
(Councillors Boyle, Carr, Hardwick, Wiebe and Mayor Stewart opposed)
(Councillor Bligh absent for the vote)

AMENDMENT TO THE AMENDMENT MOVED by Councillor Fry

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

FURTHER THAT tech enabled hotels as described are supportive of fair, stable, and good paying employment.

not put

* * * * *

Prior to receiving a seconder, the Mayor ruled the amendment out of order as it is not possible for staff to carry out the work.

* * * * *

AMENDMENT TO THE AMENDMENT MOVED BY Councillor De Genova

THAT the words "good paying" be deleted and the words "a living wage" be inserted.

not put

* * * * *

Prior to receiving a seconder, Councillor De Genova withdrew the amendment, as it related to the previous amendment that was ruled out of order.

* * * * *

With the amendments to the amendment having lost or not put, the amendment was put and CARRIED (Vote No. 04621) with Councillors Bligh, De Genova, Dominato, Hardwick and Kirby-Yung opposed)

After discussion, the amended motion was put and CARRIED (Vote No. 04622) with Councillors Boyle, Hardwick and Swanson opposed.

FINAL MOTION AS APPROVED

WHEREAS

1. More than half of the population of the City of Vancouver rent their home;
2. Rents are high and vacancy rates are low, which has been characterized as a crisis;
3. The City of Vancouver has committed to a target of 20,000 new purpose-built rental units to be approved by 2027;

4. Developer Cost Levies (DCLs) are an important source of revenue for City facilities like Parks, Childcare facilities, Social and non-profit housing, and Engineering infrastructure;
5. The City of Vancouver waives Developer Cost Levies (DCLs) to encourage the construction of purpose-built rental through the Moderate Income Rental Housing Pilot Program, and for “For Profit Affordable Housing” through the Rental 100 program;
6. Rents under Rental 100 typically exceed the measure of affordability for the median Vancouver household income (less than \$80,000);
7. Hotel and traveler accommodations support one of Vancouver and the region’s primary industries. In 2017, tourism contributed approximately \$4.8 billion to the Metro Vancouver economy and supported over 70,000 full time jobs;
8. For the last 15 years, the number of Vancouver hotel rooms have been in decline. The loss of hotel supply has put upward pressure on the market and the average costs of the remaining hotel stock are consistently among the highest in Canada;
9. Tourism Vancouver warned the City risks losing its competitive edge as a tourism destination over hotel room shortages; potentially over \$2 billion in visitor spending over 12 years (Tourism in Vancouver: Hotel Demand, Supply and Impact - 12 April, 2019);
10. Tourism Vancouver have undergone 2030 planning, and have recommended that between 3,000 - 4,000 hotel rooms are required to meet visitor demand;
11. Modern traveler preferences for Do-it-yourself (DIY) apartment-style accommodations have led to growth in individually-owned peer-to-peer (P2P) “short term rentals” (STRs) like Airbnb and VRBO; variously marketed under the slogan “live like a local.”;
12. P2P STRs like Airbnb and VRBO can replace long-term local (resident) rental housing supply with short-term visitor accommodations. Despite regulations, anecdotal reports and self-appointed watchdogs suggest P2P STRs are a threat to long-term rental stock;
13. Modern traveler preferences for Do-it-yourself (DIY) apartment-style accommodations are also inspiring the growth of “tech-enabled hospitality” options in the new form of corporate-run apartment-hotel hybrids like Stay Alfred, Lyric, and Sonder;
14. The tech-enabled hospitality model avails:
 - a. Locations in purpose-built rental, strata, or commercial buildings;
 - b. Forgoing lobby, concierge, and otherwise traditional hotel amenities;
 - c. Opportunities to “live like a local,” with locations potentially inside or outside of traditional hotel districts;

- d. An alternative to P2P STRs for the DIY traveler;
 - e. A discrete experience that is minimally impactful on long term local residents and neighbourhoods: Suites and floors are accessed by coded key fob, apps link guests to services operated out of remote locations, and sound monitors support good neighbour agreements;
15. The tech-enabled hospitality model can also avail:
- a. A financial incentive for developers to build new Purpose-Built Rental leveraging a time-limited master lease for a portion of hospitality use in the building.
 - b. The increased supply of new market rental, supported by tech enabled hospitality units in new Purpose-Built Rental (PBR) buildings;
 - c. The increased supply of new market rental, once the tech-enabled hospitality units themselves are released from their lease;
16. The Canadian company Sonder (named in Forbes as one of 2018's Next Billion Dollar Startups) have undertaken master leases for entire floors of units in new purpose-built apartment buildings, and helping to build new PBR buildings. For example, in Central Philadelphia, Sonder have committed to master leases on hundreds of units in planned buildings which in turn has provided developers with financial security to build;
17. Members of the development community have expressed interest in this model and tech-enabled hospitality providers have expressed interest in the Vancouver market, but the city lacks a comprehensive policy, so the barrier to entry is too high.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to explore new forms of hospitality and housing tenure with the development and construction industry, tech-enabled hospitality operators and lenders including CMHC, in order to support the development of purpose built rental housing.
- B. THAT Council direct staff to consider how limited term master leases for tech-enabled hotel rooms might function with regard to rental stock covenants, change of use, split classification tax, licensing, legal, zoning, and city-wide planning.
- C. THAT Council direct staff to consider in upcoming reports on Rental Incentive Program Review if tech-enabled hotel rooms in lieu of DCL waivers might improve the financial performance and delivery of for-profit purpose built rentals.
- D. THAT Council direct staff to include in upcoming reports on Rental Incentive Program Review any budget and resource considerations.
- E. THAT Council direct staff to include in their reports back on Rental 100, how incentive (specifically tech-enabled hotel rooms) options other than DCL waivers might improve financial performance and delivery of for-profit purpose built rentals.

- F. THAT Council direct staff to consider any impacts on housing affordability, including any changes to City of Vancouver policy on Development Cost Levy Waivers;

FURTHER THAT staff consider how resolutions from this motion may impact and/or relate to the City of Vancouver's Short Term Rental Policy and Program;

AND FURTHER THAT staff carry out the work prescribed in this resolution, alongside work that is already underway, to consider housing affordability and peer-to-peer short term rental and report back to Council with information as soon as possible.

- G. THAT staff work with stakeholders, including Unite Here, to suggest things the City can do to keep hotels from closing or converting.

* * * * *

Council recessed at 12:46 pm and reconvened at 3:29 pm.

* * * * *

2. Designation of Vancouver Affordable Housing Agency as Agent of the City to Develop City Land Assets at 2031 and 2037 Stainsbury Avenue June 4, 2019

Due to time constraints at the reconvened Standing Committee on Policy and Strategic Priorities meeting on June 19, 2019, Council referred the above-noted item to the Regular Council meeting on June 25, 2019, as Unfinished Business.

MOVED by Councillor Swanson
SECONDED by Councillor Carr

- A. THAT Council designates the Vancouver Affordable Housing Agency to act as the agent of the City to enable the development of affordable housing on City-owned land at 2031 and 2037 Stainsbury Avenue, legally described as Lot 7, Blocks 6 to 8, District Lot 195, Plan 1976; Lot 8 Blocks 6 to 8 District Lot 195 Plan 1976; PIDs: 014-138-301 and 004-763-114 respectively ("the Properties").
- B. THAT Council authorize the transfer of the Properties from the Property Endowment Fund to the Capital Fund for \$2.4 million; source of funding to be the approved 2019 Capital Budget for Affordable Housing Land Acquisition.

amended

AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor Carr

THAT the following be added as C:

THAT Council support the continuation of over a decade of community building and gardening as well as meeting the growing demand for community gardening in this area by directing Vancouver Affordable Housing Agency and City staff to continue to work with the Cedar Cottage Garden Society to identify a new site in a nearby area to ensure the continuation of the garden activities and report back to Council as to any implications for the City if a site is identified, including any recommendations on how the City might support the relocation.

CARRIED UNANIMOUSLY (Vote No. 04623)
(Councillor Hardwick abstained from the vote)
(Councillors Dominato and Fry absent for the vote)

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

Following the vote on the amendment, the amended motion was put and CARRIED (Vote No. 04624) with Councillor Hardwick opposed and Councillors Dominato and Fry absent for the vote.

ADMINISTRATIVE REPORTS

1. **Contract Award for Construction Services for the Granville Bridge Rehabilitation May 25, 2019**

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Hardwick

- A. THAT Council authorize City staff to enter into a contract with Graham Infrastructure LP, for construction services for the Granville Bridge Rehabilitation, for a term of approximately twenty (20) months, with an estimated contract value of \$14,298,200.00, plus applicable taxes over the term, to be funded from the approved multi-year Granville Bridge Upgrade capital budget.
- B. THAT the Director of Legal Services, Chief Procurement Officer and General Manager of the Engineering Services Department be authorized to execute on behalf of the City the contract contemplated by A above.
- C. THAT no legal rights or obligations will be created by Council's adoption of A and B above unless and until such contract is executed by the authorized signatories of the City as set out in A and B above and C.
- D. THAT the current City Council be provided with a full briefing, including any In-Camera considerations, on overall possible plans and options for the bridge

structure including the North end loops;

FURTHER THAT the construction schedule be coordinated to minimize lane closure and disruption to commuters and bridge users at peak demand times and overall throughout the work.

CARRIED UNANIMOUSLY (Vote No. 04625)

**2. Good Night Out: Funding Recommendations
June 17, 2019**

- A. THAT Council approve a grant of \$25,000 to Good Night Out Vancouver Society to deliver the Good Night Out Street Team Program in the Granville Entertainment District as described in the Administrative Report dated June 17, 2019, entitled "Good Night Out: Funding Recommendations". The funding source will be the 2019 operating budgets of Development, Buildings and Licensing and Engineering Street Activities.
- B. THAT, pursuant to Section 206 (1) (j) of the *Vancouver Charter*, Council deem the organization in A above to be contributing to the health and welfare of the city.
- C. THAT the grant be subject to the approved recipient organization signing and returning a grant letter agreeing in writing to its terms.

ADOPTED ON CONSENT AND

A AND B BY THE REQUIRED MAJORITY (Vote No. 04633)

BY-LAWS

Councillor Hardwick advised she had reviewed the proceedings of the meeting related to by-law 9, and would be voting on the enactment.

MOVED by Councillor Kirby-Yung

SECONDED by Councillor De Genova

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

CARRIED UNANIMOUSLY

BY-LAWS

- 1. A By-law to contract a debt by the issue and sale of Debentures in the aggregate principal amount of \$1,588.73, for certain local improvement lane lighting projects, and

- for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 12469)
2. A By-law to contract a debt by the issue and sale of Debentures in the aggregate principal amount of \$24,901.11, for certain local improvement street work projects, including lane paving, and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 12470)
 3. A By-law to amend By-Law No. 11340, A By-law to provide for the indemnification of registered volunteers, regarding volunteer form counter-signatures (By-law No. 12471)
 4. A By-law to regulate standards for fire safety in buildings and facilities and to adopt the British Columbia Fire Code (By-law No. 12472)
 5. A By-law to amend the Ticket Offences By-law No. 9360 regarding offences pursuant to the Fire By-law (By-law No. 12473)
 6. A By-law to amend Building By-law No. 10908 Regarding Radio Antenna Systems for Emergency Communications (By-law No. 12474)
 7. A By-law to enact a Housing Agreement for 61-95 West Hastings Street (By-law No. 12475)
 8. A By-law to designate certain real property as protected heritage property (2006 Whyte Avenue, Bell Residence) (By-law No. 12476)
 9. A By-law to amend Sign By-law No. 11879 (478-496 West 48th Avenue) (By-law No. 12477)
(*Councillors Boyle, Kirby-Yung and Swanson ineligible for the vote*)
 10. A By-law to amend Noise Control By-law No. 6555 (By-law No. 12478)
 11. A By-law to amend Subdivision By-law No. 5208 (478-496 West 48th Avenue) (By-law No. 12479)
 12. A By-law to enact a Housing Agreement for 325 and 333 Carrall Street (By-law No. 12480)
 13. A By-law to enact a Housing Agreement for 1906-1918 West 4th Avenue (By-law No. 12481)

MOTIONS

A. Administrative Motions

None.

B. Motions on Notice

* * * * *

*MOVED by Councillor Bligh
SECONDED by Councillor Boyle*

THAT under section 6.8 of the Procedure By-law, Council suspend rule 10.6 of the Procedure By-law to allow members two minutes to introduce motions and one minute to ask questions of the mover.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

1. Requests for Leaves of Absence

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

- A. THAT Councillor Dominato be granted leaves of absence for Civic Business from meetings during the hours of 3 pm – 4:30 pm on July 11, 2019, and 2 pm – 5 pm on October 17, 2019;

FUTHER THAT Councillor Dominato be granted a leave of absence for personal reasons from meetings during the hours of 9:30 am – 12:15 pm on June 26, 2019.

- B. THAT Councillor Bligh be granted a leave of absence for Civic Business from meetings on September 10 to 12, 2019.

amended

AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor Wiebe

THAT A be amended to insert the words “and 5:15 to 6:45 pm” between the words “4:30 pm” and “on July 11”.

CARRIED UNANIMOUSLY (Vote No. 04634)

With the amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 04635).

2. Restoring Provincial Library Funding

MOVED by Councillor Boyle

SECONDED by Councillor De Genova

WHEREAS

1. Public libraries require continuous and increasing investment to provide opportunities for life-long learning, increase equity and social inclusion, and create cities that are healthier and more affordable;
2. Provincial funding for public libraries has declined in the past decade as a portion of total revenue allocated to individual BC library systems, from 7% to 4.6%, while the municipal portion has risen from 72% to 80%;
3. This decline in provincial funding reflects a regressive approach of shifting cost to municipal property tax payers.

THEREFORE BE IT RESOLVED

- A. THAT the Mayor, on behalf of Vancouver City Council, write a letter to Minister Fleming asking that the BC Government restore library funding to a minimum of \$20 million annually to reflect inflationary and population increases and recommit to a progressive funding approach, reflecting the role of public libraries in achieving the goals of the Province and our communities.
- B. THAT this motion be forwarded to Union of BC Municipalities (UBCM), asking that UBCM strongly advocate that the BC Government restore library funding to a minimum of \$20 million annually to reflect inflationary and population increases and recommit to a progressive funding approach, reflecting the role of public libraries in achieving the goals of the Province and our communities.

referred

Mayor Stewart noted requests to speak had been received.

REFERRAL MOVED by Councillor Boyle

SECONDED by Councillor Carr

THAT the motion entitled "Restoring Provincial Library Funding" be referred to the Standing Committee on City Finance and Services meeting on June 26, 2019, in order to hear from speakers, scheduled to begin at 3 pm.

CARRIED UNANIMOUSLY

3. Transparent Process and Taxation for Land Banks Repurposed as Temporary Recreational Properties

MOVED by Councillor Fry

SECONDED by Councillor Hardwick

WHEREAS

1. Over the past decade, vacant land development holdings throughout the City of Vancouver have been converted to use as public recreation space, variously as temporary parks and gardens;
2. As a result of installing temporary public parks or gardens, the respective lots are reclassified by the BC Assessment Authority from Class 6 (Business, other) to Class 8 (Recreation);
3. The City of Vancouver has the authority to determine land use, but has no authority under the BC Assessment Act to determine property classification. Property classification is done by BC Assessment in accordance with the BC Assessment Act;
4. Property classifications by BC Assessment do not necessarily align with the City's land use policies. Unless the Assessment Act is amended, class conversions are really a land use enforcement issue;
5. Reclassification from Class 6 to 8 nets significant property tax savings of nearly two-thirds. In 2019 for example, the mill rate on Class 6 is \$9.32931 per \$1,000 assessed value; for Class 8, the mill rate is \$3.86290 per \$1,000 assessed value;
6. While these new temporary recreation spaces might impart some public community benefit, they also impart significant financial benefit to the owners of development holdings and may unfairly shift the tax burden to other property owners;
7. In a February 17, 2009, motion Council directed staff to report back on context and number of temporary recreation spaces on the whole, as well as options for Council to consider in order to ensure a fair taxation model;
8. Typically the physical conversion of a property from Class 6 to Class 8 would require property owners to apply for a development permit and a change of use however this has not necessarily been the practice with land bank to public recreation space conversions as described;
9. In a May 25, 2009, memo replying to Council direction, City staff presented options that considered maintaining the status quo; appealing BC Assessments classifications; or requiring either strict or conditional approvals on development applications to convert land from a business (Class 6) to recreational (Class 8) property use;

10. The de facto decision at the time of that memo and since then has been to maintain the status quo.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to review analysis in the memo from May 25, 2009, and report back to Council on the feasibility of a hybrid system of strict enforcement and conditional conversions of the use from business (Class 6) to recreational (Class 8) uses that considers highest and best use of land, public benefits, and potential tax revenue.
- B. THAT Council direct staff in its report back to present criteria to define basic standards of conditional conversion including but not limited to commercialization, advertising, public access, and community benefits.
- C. THAT Council direct staff to engage the Province and BC Assessment through the inter-governmental working group to clarify and, where necessary, amend the criteria for conversion with the goal of reducing/eliminating potential abuse of the system.
- D. THAT Council direct staff to report back on the above recommendations and any necessary by-law amendments and considerations before end of Q4 2019.

referred

Mayor Stewart noted requests to speak had been received.

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT the motion entitled "Transparent Process and Taxation for Land Banks Repurposed as Temporary Recreational Properties" be referred to the Standing Committee on City Finance and Services meeting on June 26, 2019, in order to hear from speakers, following the previously-referred motion scheduled to begin at 3 pm.

CARRIED UNANIMOUSLY

4. Endorsing the Treaty on the Prohibition of Nuclear Weapons

MOVED by Councillor Fry
SECONDED by Councillor Carr

WHEREAS

1. Vancouver has a long history of local peace and anti-war activism;
2. In 1983, City Council voted to designate Vancouver a nuclear weapon-free zone;

3. In 1986, Vancouver proclaimed itself the peace capital of North America;
4. Throughout the 1980's the City of Vancouver was a title sponsor for the "Walks for Peace" drawing up to 100,000 participants;
5. The City of Vancouver has consistently supported citizens' initiatives for a more peaceful world grounded in the principles of non-violence and the peaceful resolution of conflict within communities and internationally;
6. The City of Vancouver is a signatory to the Mayors For Peace initiative;
7. The United Nations General Assembly has adopted the Treaty on the Prohibition of Nuclear Weapons and encouraged member nations to sign;
8. The Government of Canada is not yet a signatory to the Treaty on the Prohibition of Nuclear Weapons.

THEREFORE BE IT RESOLVED THAT the City of Vancouver places itself on record as endorsing the Treaty on the Prohibition of Nuclear Weapons and calls on the Government of Canada to sign and ratify the treaty.

amended

AMENDMENT MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT the words "Mayor write a letter on behalf of the" be inserted between the words "the" and "City";

FURTHER THAT the word "to" be inserted between "Vancouver" and "places" and the "s" be deleted from "places" to read as follows:

"THEREFORE BE IT RESOLVED THAT the Mayor write a letter on behalf of the City of Vancouver to place itself on record as endorsing the Treaty on the Prohibition of Nuclear Weapons and calls on the Government of Canada to sign and ratify the treaty."

CARRIED UNANIMOUSLY (Vote No. 04626)

AMENDMENT MOVED by Councillor De Genova
SECONDED by Councillor Fry

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

FURTHER THAT Council reaffirm the long history and good work of previously elected Vancouver City Councils and staff to declare the City of Vancouver a Nuclear Free Zone.

CARRIED UNANIMOUSLY (Vote No. 04627)

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Carr

THAT, in the Therefore Be It Resolved, the words “, and on the Cities Appeal (www.nuclearban.org/cities),” be inserted between the words “record” and “as”.

carried

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

THAT the words “and on” be struck and the word “with” be added between the words “record” and “the”.

LOST (Vote No. 04628)
(Councillors Boyle, Carr, Fry, Swanson, Wiebe and Mayor Stewart opposed)

The amendment to the amendment having lost, the amendment was put and CARRIED UNANIMOUSLY (Vote No. 04630).

Following the vote on the amendments, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 04631).

FINAL MOTION AS APPROVED

WHEREAS

1. Vancouver has a long history of local peace and anti-war activism;
2. In 1983, City Council voted to designate Vancouver a nuclear weapon-free zone;
3. In 1986, Vancouver proclaimed itself the peace capital of North America;
4. Throughout the 1980's the City of Vancouver was a title sponsor for the “Walks for Peace” drawing up to 100,000 participants;
5. The City of Vancouver has consistently supported citizens' initiatives for a more peaceful world grounded in the principles of non-violence and the peaceful resolution of conflict within communities and internationally;
6. The City of Vancouver is a signatory to the Mayors For Peace initiative;

7. The United Nations General Assembly has adopted the Treaty on the Prohibition of Nuclear Weapons and encouraged member nations to sign;
8. The Government of Canada is not yet a signatory to the Treaty on the Prohibition of Nuclear Weapons.

THEREFORE BE IT RESOLVED THAT the Mayor write a letter on behalf of the City of Vancouver to place itself on record, and on the Cities Appeal (www.nuclearban.org/cities), as endorsing the Treaty on the Prohibition of Nuclear Weapons and calls on the Government of Canada to sign and ratify the treaty;

FURTHER THAT Council reaffirm the long history and good work of previously elected Vancouver City Councils and staff to declare the City of Vancouver a Nuclear Free Zone.

5. Accountability for Climate Change

During Councillor Boyle's introduction of the motion, it was

MOVED by Councillor Kirby-Yung
SECONDED by Councillor De Genova

THAT Council waive the previously suspended rule 10.6 of the Procedure By-law to allow members two minutes to introduce motions and one minute to ask questions of the mover.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

MOVED by Councillor Boyle
SECONDED by Councillor Swanson

WHEREAS

1. Through their own emissions and emissions from their products, 90 entities (primarily fossil fuel companies) are collectively responsible for almost two thirds of human-caused greenhouse gases (<https://link.springer.com/article/10.1007/s10584-013-0986-y>);
2. To deal with sea-level rise alone, the City of Vancouver expects to pay \$1 billion, and Metro Vancouver municipalities as a whole \$9.5 billion, between now and 2100 ([Vancouver Courier](#), [Vancouver Sun](#));
3. To mitigate the effects of climate change and to help limit global warming to 1.5°C, Vancouver has adopted a Climate Emergency Response, which includes funding its own target of being carbon neutral before 2050 as well as "helping

developing jurisdictions transition to renewable energy” ([Climate Emergency Response](#), p. 8);

4. Fossil fuel companies have not had to pay or be accountable for their share of the damage that communities and municipalities, including Vancouver, must now pay to prepare for and recover from;
5. BC has enacted legislation that holds opioid and tobacco producers liable for health care costs and could do the same for fossil fuel producers ([Tobacco Damages and Health Care Costs Recovery Act](#) and [Opioid Damages and Health Care Costs Recovery Act](#));
6. Over [20 municipalities and regional districts](#) in BC have sent letters :
 - a. to Provincial and Federal governments to push for legislation to hold fossil fuel producers strictly liable for climate-related harms if the producer is responsible for greenhouse gas emissions at a globally detectable level; and/or
 - b. to 20 of the world’s largest fossil fuel companies asking that these companies pay a fair share of local costs, referencing climate impacts including, but not limited to, sea level rise, infrastructure changes, and increased wildfire, and the percent responsible according to their percent of emissions calculated in the 2013 paper “[Tracing Anthropogenic Carbon Dioxide and Methane Emissions to Fossil Fuel and Cement Producers, 1854-2010](#)” (updated by the author to 2013).

THEREFORE BE IT RESOLVED

- A. THAT the Mayor, on behalf of Council, write to Canada’s Minister of Environment and Climate Change and BC’s Minister of Environment and Climate Change Strategy to request that they enact legislation holding fossil fuel companies liable for climate-related harms caused by their contributions to climate change, providing Ontario’s “[Liability for Climate Related Harms](#)” Bill as sample framework.
- B. THAT the Mayor, on behalf of Council, write to the 20 fossil fuel companies with the highest percentage of greenhouse gas emissions to ask that they be accountable for their share of climate emergency costs-templates and letters sent by other municipalities are available [online](#).
- C. THAT the Mayor, on behalf of Council, reach out to local governments in BC and across Canada (including Victoria and Toronto) to investigate cooperation and

partnership, including potential shared legal strategies, to recover local climate-related costs associated with the products of global fossil fuel companies.

- D. THAT Council support calls in the Union of BC Municipality motions for:
- a. sending climate accountability letters to the 20 largest fossil fuel companies; and/or
 - b. asking the federal and provincial governments to enact laws to clarify the right of local governments to recover a fair share of their climate costs from fossil fuel companies.

referred

Mayor Stewart noted requests to speak had been received.

MOVED by Councillor Boyle
SECONDED by Councillor Bligh

THAT the motion entitled "Accountability for Climate Change" be referred to the Standing Committee on City Finance and Services meeting on June 26, 2019, in order to hear from speakers, following the previously-referred motions scheduled to begin at 3 pm.

CARRIED UNANIMOUSLY

* * * * *

At 5 pm it was,

*MOVED by Councillor De Genova
SECONDED by Councillor Wiebe*

THAT the meeting be extended until 5:10 pm.

CARRIED UNANIMOUSLY

* * * * *

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT Council refer Motions on Notice 6, 7, and 8, to the Regular Council meeting following the Standing Committee on City Finance and Services meeting on Wednesday, June 26, 2019, as Unfinished Business.

CARRIED UNANIMOUSLY

MOVED by Councillor Carr
SECONDED by Councillor Swanson

THAT Council refer Motions on Notice 9 to 12, to the Standing Committee on City Finance and Services meeting on Wednesday, June 26, 2019, to hear from speakers.

CARRIED UNANIMOUSLY

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

THAT Council refer Motion on Notice 13, to the Standing Committee on City Finance and Services meeting on Wednesday, June 26, 2019.

CARRIED UNANIMOUSLY

6. UBCM Resolution – Putting a Lid on Donation Bins

This item was referred to the Regular Council meeting following the Standing Committee on City Finance and Services meeting on Wednesday, June 26, 2019, as Unfinished Business.

7. UBCM Motion – Conflict of Interest Rules

This item was referred to the Regular Council meeting following the Standing Committee on City Finance and Services meeting on Wednesday, June 26, 2019, as Unfinished Business.

8. UBCM Resolution – Expanded Authority to Notify Renters Impacted by Renovations

This item was referred to the Regular Council meeting following the Standing Committee on City Finance and Services meeting on Wednesday, June 26, 2019, as Unfinished Business.

9. Expanding Downtown Eastside Greenspace and Waterfront Access

This item was referred to the Standing Committee on City Finance and Services meeting on Wednesday, June 26, 2019, to hear from speakers.

10. Changing the Campaign Period and Candidate Requirements for Civic Elections

This item was referred to the Standing Committee on City Finance and Services meeting on Wednesday, June 26, 2019, to hear from speakers.

11. Exploring Amendments to Short-Term Rental Policy and an Affordable Rental Housing Fund at the City of Vancouver

This item was referred to the Standing Committee on City Finance and Services on Wednesday, June 26, 2019, to hear from speakers.

12. Accelerating Action on Industrial Affordability

This item was referred to the Standing Committee on City Finance and Services meeting on Wednesday, June 26, 2019, to hear from speakers.

13. Celebrating Italian Culture: Welcome Signage in Little Italy and a Pilot Program for an Italian Piazza in Vancouver

This item was referred to the Standing Committee on City Finance and Services meeting on Wednesday, June 26, 2019.

* * * * *

Council recessed at 5:07 pm and reconvened at 9:12 pm.

* * * * *

NOTICE OF MOTION

1. Addressing the Continuing Demolition of Character and Heritage Houses in RS Zones

Councillor Hardwick submitted a notice of motion on the above-noted matter. The motion may be placed on the Regular Council meeting agenda of July 9, 2019, as a Motion on Notice.

2. Combatting Anti-Semitism in Vancouver

Councillor Kirby-Yung submitted a notice of motion on the above-noted matter. The motion may be placed on the Regular Council meeting agenda of July 9, 2019, as a Motion on Notice.

3. Expanding Rental Housing Stock Protections During the City-wide Plan

Councillor Swanson submitted a notice of motion on the above-noted matter. The motion may be placed on the Regular Council meeting agenda of July 9, 2019, as a Motion on Notice.

NEW BUSINESS

1. Request for Leave of Absence

MOVED by Councillor De Genova
SECONDED by Councillor Hardwick

THAT Mayor Stewart be granted a leave of absence for Civic Business for any meetings to be held on June 26, 2019, from 3 pm to 6 pm.

CARRIED UNANIMOUSLY (Vote No. 04565)

ENQUIRIES AND OTHER MATTERS

1. Extending Parking Times in Drop Off Zones

Councillor De Genova enquired whether staff have been looking at extending the parking time in drop off zones for medical buildings, schools, and other buildings where people may need assistance with getting in and out of a vehicle. She noted that drivers often have a difficult time getting back within the three minute limit and sometimes get ticketed. The Deputy City Manager agreed to provide a response.

2. Electric Power Generators for Food Carts

Councillor De Genova requested information on current work by staff on transferring food carts from gas or diesel generators to electric so that she can bring a motion forward later and avoid duplicating any staff work. Councillor Carr advised she was currently working with staff on a motion and would be happy to share it with Councillor De Genova.

3. Presentation from BC Housing on Affordable Home Ownership Program

Councillor De Genova requested staff to arrange a presentation from BC Housing on the Affordable Home Ownership program, and how it fits into the City's plans while waiting for a change to the *Vancouver Charter* to be approved.

4. Pride Month Recognition

Councillor Kirby-Yung requested information on whether the Pride and/or Trans flags would be raised at City Hall in recognition of Pride Month and whether or not there would be an opportunity for community members to participate in an event around it. The Deputy City Manager agreed to look into this.

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 9:28 pm.

* * * * *