



COUNCIL MEETING MINUTES

NOVEMBER 26, 2019

A Meeting of the Council of the City of Vancouver was held on Tuesday, November 26, 2019, at 9:36 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: Sadhu Johnston, 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.

PUBLIC NOTICE – The Mayor advised that pursuant to Section 164.1(2) of the *Vancouver Charter*, public notice is hereby given that Council will give consideration to amend Procedure By-law No. 12577 at its Council meeting on December 10, 2019, to correct numbering.

PROCLAMATION – International Year of Indigenous Languages

The Mayor proclaimed 2019, as the International Year of Indigenous Languages and invited the following people to the podium to accept the proclamation and say a few words:

- Larry Grant - Musqueam Indian Band;
- Gabriel George - Tsleil-Waututh Nation.

IN CAMERA MEETING

MOVED by Councillor De Genova
SECONDED by Councillor Carr

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;
- (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

ADOPTION OF MINUTES

1. Council – November 5, 2019

MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT the Minutes of the Council meeting of November 5, 2019, be approved.

CARRIED UNANIMOUSLY

2. Public Hearing – November 5, 2019

MOVED by Councillor De Genova
SECONDED by Councillor Fry

THAT the Minutes of the Public Hearing of November 5, 2019, be approved.

CARRIED UNANIMOUSLY

3. Council (City Finance and Services) – November 6, 2019

MOVED by Councillor Carr
SECONDED by Councillor Dominato

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of November 6, 2019, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

During discussion on the consent agenda, it was

MOVED by Councillor De Genova
SECONDED by Councillor Fry

THAT Council postpone the Report entitled “Increasing and Collecting Fines Related to Fighting and Disorder in the Granville Entertainment District”, to the Standing Committee on Policy and Strategic Priorities meeting on November 27, 2019, as item 5.

CARRIED UNANIMOUSLY

MOVED by Councillor Fry
SECONDED by Councillor Carr

THAT Council withdraw the Unfinished Business item entitled “Safe and Inclusive Streets: Support for Community Crisis Management Through Understanding and De-escalation”.

CARRIED UNANIMOUSLY

Prior to voting on the consent agenda, Councillor Wiebe declared a conflict of interest on Report 5, entitled “Approval of Council Initiatives – BIA Renewal and Expansion 2020”, as he was involved as the President of the Mount Pleasant BIA of the expansion.

MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT Council adopt Comm 1 and 2, and Reports 1, 2, 4, and 5, on consent.

CARRIED UNANIMOUSLY
(Councillor Wiebe ineligible to vote on R5 due to conflict of interest)

PRESENTATIONS

1. Rental Incentives Review Phase II Report Back November 15, 2019

Gil Kelley, General Manager, Planning, Urban Design and Sustainability, along with Dan Garrison, Assistant Director, Housing Policy and Regulation, and Edna Cho, Planner III, provided a presentation on Rental Incentives Review Phase II, including Council direction and background, current state of the rental housing system, summary of key findings and objectives and recommendations.

Council heard from 23 speakers; 14 people spoke in support or general support of the recommendations, eight spoke in opposition, and one spoke to other aspects of the report.

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During the hearing of speakers, Council recessed at 12:05 pm and reconvened at 1:04 pm.

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During the hearing of speakers, several Councillors rose on a point or order to inquire if speakers who were absent when their name was called could now speak. The Mayor noted they could not speak, however, due the number of Councillors continuing to make the request to hear the speakers, he ruled they could speak after the last speaker on the speaker's list.

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After hearing from speakers, Council recessed at 3:53 pm and reconvened at 4:11 pm.

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Planning, Urban Design and Sustainability staff, along with Blair Erb, Principal, Coriolis Consulting Corporation, responded to questions.

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During questions to staff, Council recessed at 5:02 pm and reconvened at 6:07 pm.

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MOVED by Councillor De Genova
SECONDED by Councillor Dominato

- A. THAT Council approve the amended Secured Rental Policy, generally as contained in Appendix A of the Report dated November 15, 2019, entitled "Rental Incentives Review Phase II Report Back".
- B. THAT Council receives for information the Rental Incentive Programs Administration Bulletin, generally as contained in Appendix B of the Report dated November 15, 2019, entitled "Rental Incentives Review Phase II Report Back";

FURTHER THAT Council direct staff to report back to Council with the projected number of secured rental tenure homes the Rental Incentive Review Phase II recommendations are projected to deliver;

AND FURTHER THAT Council also direct staff to report back to Council in biannual memos with updates including how Rental Incentive Review Phase II recommendations are meeting the goals and targets set out in "Housing Vancouver".

- C. THAT Council direct staff to prepare a report for consideration for referral to a public hearing proposing amendments to the Zoning and Development By-law to add a definition of "residential rental tenure" in Section 2 and to limit residential dwelling units in new buildings above 4 storeys to 100% residential rental tenure in the C-2, C-2B, C-2C, and C-2C1 zoning districts generally as shown on the map in Appendix C of the Report dated November 15, 2019, entitled "Rental Incentives Review Phase II Report Back";

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, to be considered by Council at a future public hearing.

- D. THAT Council direct staff to consider opportunities for rental that may be enabled under the Affordable Housing Choices Interim Rezoning Policy (AHC IRP) into the Secured Rental Policy and formally close the AHC IRP to new applications, and prepare a report for consideration for referral to a public hearing proposing amendments to the Zoning and Development By-law to create new zoning districts for residential rental tenure, for use in "off-the-shelf" rezonings for RS and RT zoned sites in low density transition areas that are on and near arterial roads and close to parks, schools and shopping areas, as generally described in policy 2.4 of the Secured Rental Policy, contained in Appendix A of the Report dated November 15, 2019, entitled "Rental Incentives Review Phase II Report Back";

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, to be considered by Council at a future public hearing;

AND FURTHER THAT staff monitor and report back regularly to Council on any impact proposed new zoning districts for residential rental tenure will have on renter displacement, land economics, including land assembly for applications for multi-residential secured market rental.

- E. THAT Council approve amendments to the Moderate Income Rental Housing Pilot Program, generally as contained in Appendix E of the Report dated November 15, 2019, entitled “Rental Incentives Review Phase II Report Back”, to extend the timeline of the pilot to enable consideration of new project proposals until January 1, 2021, while maintaining the limit of up to 20 total rezoning applications, to add a new parameter for large developments including those on sites 8,000 sq. m (1.98 acres) or larger to enable consideration of additional height and density depending on the site, and to update information related to program administration and available incentives.
- F. THAT Council approve the Below-Market Rental Housing Policy for Rezonings to consider modest increases in height and density to deliver increased affordability, focusing on areas already identified for growth in previous planning processes, generally as drafted in Appendix F of the Report dated November 15, 2019, entitled “Rental Incentives Review Phase II Report Back”.
- G. THAT Council approve a \$1.5 million grant to LandlordBC to implement the Energy Retrofit PLUS Reinvestment Pilot in partnership with a matching \$1.5 million contribution from the Province’s CleanBC program, generally as contained in Appendix G of the Report dated November 15, 2019, entitled “Rental Incentives Review Phase II Report Back”; Source of funding to be:
- \$1 million from the approved multi-year capital budget for the NonCity Building Emission Retrofit Program; • \$0.5 million to be added to the 2019-2022 Capital Plan for Deep Emission Building Retrofits.
- FURTHER THAT Council direct staff to work with LandlordBC to consider any impacts the Energy Retrofit PLUS Reinvestment Pilot may have on renter displacement, non-profit organizations operating housing and households earning \$30,000 - \$80,000.
- H. THAT Council instruct the Director of Legal Services bring forward for enactment amendments to the Vancouver Development Cost Levy By-law and the Area Specific Development Cost Levy By-law, generally as contained in Appendix H of the Report dated November 15, 2019, entitled “Rental Incentives Review Phase II Report Back”, and to be effective as of September 30, 2020.
- I. THAT Council instruct the Director of Legal Services to bring forward for enactment amendments to the Utilities Development Cost Levy By-law to remove the waiver for “for-profit affordable rental housing,” generally as contained in Appendix I of the Report dated November 15, 2019, entitled “Rental Incentives Review Phase II Report Back”, and to be effective as of September 30, 2020.

- J. THAT Council instruct the Director of Legal Services to bring forward for enactment amendments to the Utilities Development Cost Levy By-law to remove the waiver for “for-profit affordable rental housing,” generally as contained in Appendix I of the Report dated November 15, 2019, entitled “Rental Incentives Review Phase II Report Back”, and to be effective as of September 30, 2020.
- K. THAT Council instruct the Director of Legal Services to bring forward for enactment amendments to the Utilities Development Cost Levy By-law to include a waiver for rental housing owned and/or operated by registered non-profit housing providers, and to be effective as of September 30, 2020.

amended

AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor Carr

THAT the following be added as L:

- L. THAT Council instruct staff to prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts city-wide.

FURTHER THAT G be amended by adding the following words at the end:

“with the stipulation that apartment owners receiving these subsidies for renovations implement vacancy control.”

carried

Council agreed to separate the vote on the components of the amendment.

The amendment was put with “L” CARRIED (Vote No. 05171), with Councillors De Genova and Kirby-Yung opposed, and Councillor Dominato abstaining from the vote, and the additional language for “G” CARRIED (Vote No. 05172), with Councillors Bligh, De Genova, Kirby-Yung and Mayor Stewart opposed, and Councillor Dominato abstaining from 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.”

Note: later in the meeting, the additional language for “G” was reconsidered, then voted on, and lost.

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At this point in the meeting, A Councillor noted that “I” and “J” in the main motion were identical. Council agreed to remove “J” from the main motion. Subsequently, Councillor Swanson’s amendment above changed from “L” to “K”.

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AMENDMENT MOVED by Councillor Fry

THAT the following be added as L:

- L. THAT Council direct staff to report back on non-market opportunities and strategies for VAHEF (Vancouver Affordable Housing Endowment Fund) to supply affordable purpose-built rental housing decoupled from private developer profits, including:
- Analysis of housing forms and rents that can be supplied by the publicly-owned, non-market, and market respectively by Q2 2020;
 - A mandate for VAHEF to build, own and operate purpose built rental housing by Q2 2020;
 - Finance mechanisms, project viability and theoretical pro formas for VAHEF to build, own and operate purpose built rental housing by Q2 2020;
 - Legal considerations and risk analysis for VAHEF to build, own and operate purpose built rental housing by Q2 2020;
 - Potential partnerships and funding opportunities for VAHEF to build, own and operate purpose built rental housing - including but not limited to capital borrowing and housing authority bonds - by Q2 2020;
 - Opportunities, strategies and budget considerations for VAHEF to begin the process of building of purpose built rental housing by Q3 2020;

FURTHER THAT H be amended by adding the following to the end:

FURTHER THAT Council direct staff to refrain from referring to new market rental housing seeking a DCL waiver as “affordable,” except as required by the *Vancouver Charter*.

not put

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Prior to receiving a seconder, Councillor De Genova rose on a point of order to inquire if the amendment was in order as it was not germane to the motion. The Mayor conferred with the City Manager and staff and then ruled the amendment out of order as per section 8.7(g) of the Procedure By-law, as the amendment fails to meet any other characteristic or condition that applies to stating a motion, specifically that the Vancouver Affordable Housing Endowment Fund is not part of the core motion.

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AMENDMENT MOVED by Councillor Bligh
SECONDED by Councillor Kirby-Yung

THAT the following be added as L:

- L. THAT Council direct staff to engage with the Seniors' Advisory Committee to explore seniors housing needs and housing models that could best meet their housing needs in relation to rental incentives, including staff consideration of the potential for a seniors housing strategy and any implications of policies such as the Secured Rental Policy that could directly affect seniors.

CARRIED UNANIMOUSLY (Vote No. 05173)
(Councillor Dominato absent for the vote)

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Bligh

THAT the following be added as M:

- M. THAT Council direct the Mayor to write to appropriate Federal Government ministers and representatives for the housing and finance portfolios to ask for the removal of the GST on new purpose-built market rental, below-market and not-for-profit rental projects, with the goal of helping enable the delivery of needed rental housing in Vancouver and across the country.

CARRIED UNANIMOUSLY (Vote No. 05174)

AMENDMENT MOVED by Councillor Carr
SECONDED by Councillor Fry

THAT A be amended by inserting the following:

- A. “,with the sections proposing rental opportunities in RS and RT (Section 2.4 and Table 2), to proceed as a pilot on a time-limited basis with applications to be accepted until June 30, 2022, unless otherwise directed by Council;

FURTHER THAT staff report back to Council at that time with further recommendations, either as a stand-alone report or as part of the Vancouver Plan process.;

FURTHER THAT D be amended by striking the words “off-the-shelf rezonings”;

AND FURTHER THAT D be amended by inserting the following words:

- i. “as a pilot on a time-limited basis with applications to be accepted until June 10, 2022,” between the words “Secured Rental Policy” and “and formally close”;
- ii. “standardized”, between the words “new” and “zoning”;
- iii. “future rezoning applications”, between the words “for use in” and “for RS and”;

D striking and inserting to read as follows:

THAT Council direct staff to consolidate opportunities for rental enabled under the Affordable Housing Choices Interim Rezoning Policy (AHC IRP) into the Secured Rental Policy as a pilot on a time-limited basis with applications to be accepted until June 10, 2022, and formally close the AHC IRP to new applications, and prepare a report for consideration for referral to a public hearing proposing amendments to the Zoning and Development By-law to create new standardized zoning districts for residential rental tenure, for use in future rezoning applications for RS and RT zoned sites in low density transition areas that are on and near arterial roads and close to parks, schools and shopping areas, as generally described in policy 2.4 of the Secured Rental Policy, contained in Appendix A;

FURTHER THAT D be amended by adding the following at the end:

FURTHER THAT staff will assess the risk of tenant displacement in multiple conversion dwellings in the low density transition areas and provide this information to Council prior to the referral to the public hearing.;

FURTHER THAT the following be added as N, O and P:

- N. THAT Council direct staff to report back with recommendations to urgently address the climate emergency through removal of barriers to encourage low carbon rental housing development, including:
- amendments to the Building By-law to permit mass timber construction up to 12 storeys, modelled on the proposed 2020 National Building Code, by Q1 2020;
 - amendments to planning by-laws, policies, and guidelines, such as minor height relaxations or simplifications of building form, to accommodate cost-effective wood building designs, by Q1 2020; and
 - Further opportunities to amend City by-laws, policies, and guidelines to remove barriers and encourage mass timber development in appropriate locations, by Q4 2020.
- O. THAT Council direct staff to monitor the DCL waivers, the results and the effectiveness of the new rental incentives and Moderate Income Rental Housing Pilot Program, including the number of new rental units, their sizes and affordability, and to what degree they are achieving the “right supply” of rental housing especially for renter households with annual incomes below \$50,000, and report back preliminary findings in 2021.
- P. THAT Council direct staff to review the Housing Vancouver Strategy (2018-2027) and report back at the 2020 Housing Vancouver Strategy update to Council with adjusted targets to match the “right supply” of housing proportionately to the income distribution of renter households; and develop strategies including rental incentives, City-initiated housing development, partnerships, especially with the non-profit and charitable sectors, resources and timelines, to achieve the new targets.

CARRIED (Vote No. 05175)
(Councillor Kirby-Yung opposed)

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor De Genova

THAT H be amended by adding the following to the end:

FURTHER THAT Council direct staff to refrain from referring to new market rental housing seeking a DCL waiver as “affordable,” except as required by the *Vancouver Charter*.

CARRIED UNANIMOUSLY (Vote No. 05176)

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Kirby-Yung

- Q. THAT Council direct staff to report back on additional Rental Incentive Programs that are decoupled from private developer profits, focusing on publicly-owned non-market opportunities and strategies to supply affordable purpose-built rental housing, including:
- Analysis of housing forms and rents that can be supplied by the publicly-owned, non-market, and market respectively by Q2 2020;
 - Finance mechanisms, project viability and theoretical pro formas to build, own and operate publicly-owned purpose built rental housing by Q2 2020;
 - Legal considerations and risk analysis to build, own and operate publicly-owned purpose built rental housing by Q2 2020;
 - Potential partnerships and funding opportunities to build, own and operate publicly-owned purpose built rental housing - including but not limited to capital borrowing and housing authority bonds - by Q2 2020.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Swanson
SECONDED by Councillor Carr

THAT Q be amended by adding the following to the end:

- The possibility of using zoning similar to the DEOD zoning (60% social housing and 40% rental for anything above 1 FSR) to depress land prices so it will be cheaper to buy for non-market housing.

carried

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Prior to the vote on the amendment to the amendment Councillor Dominato rose on a point of order to inquire if it was in order as it did not appear to be germane to the amendment or the main motion. The Mayor conferred with the City Manager and staff and then ruled the amendment to the amendment in order as it is in line with the amendment being proposed.

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Following the ruling, the amendment to the amendment was put and CARRIED (Vote No. 05177), with Councillors De Genova, Dominato and Kirby-Yung opposed, and Councillor Hardwick abstaining from 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."

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

THAT the words “decoupled from private developer profits,” be struck from Q.

CARRIED (Vote No. 05178)
(Councillors Boyle, Fry and Mayor Stewart opposed)
(Councillors De Genova and Hardwick abstained from 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 votes on the amendments to the amendment, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 05179), with Councillor Hardwick abstaining from 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.”

AMENDMENT MOVED by Councillor Wiebe
SECONDED by Councillor Fry

THAT L be amended as follows:

- i. inserting the words “and the Person’s with Disabilities Advisory Committee”, between the words “Seniors’ Advisory Committee”, and “to explore”;
- ii. striking the word “seniors” and replacing it with the word “accessible”
- iii. adding the words “and persons with disabilities”, at the end;

to read as follows:

THAT Council direct staff to engage with the Seniors’ Advisory Committee and the Person’s with Disabilities Advisory Committee to explore accessible housing needs and housing models that could best meet their housing needs in relation to rental incentives, including staff consideration of the potential for a seniors housing strategy and any implications of policies such as the Secured Rental Policy that could directly affect seniors and persons with disabilities.

FURTHER THAT the following be added to the end of C:

AND FURTHER THAT Council direct staff to report back on a replacement policy that would require landlords to offer first right of refusal to all tenants and to provide commercial tenants with the same or similar rent on return.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Bligh

THAT the following be struck from the amendment:

- C. AND FURTHER THAT Council direct staff to report back on a replacement policy that would require landlords to offer first right of refusal to all tenants and to provide commercial tenants with the same or similar rent on return.

CARRIED (Vote No. 05180)
(Councillors Carr, Swanson and Wiebe opposed)
(Councillor Hardwick abstained from the vote)

AMENDMENT TO THE AMENDMENT MOVED by Councillor Wiebe
SECONDED by Councillor Kirby-Yung

FURTHER THAT the following be added to the end of C:

AND FURTHER THAT Council direct staff to report back on a commercial replacement policy that could include incentives for landlords to provide units at non-market rates, first right of refusal and to provide commercial tenants with the same or similar rent on return.

CARRIED UNANIMOUSLY (Vote No. 05182)
(Councillors Bligh and Hardwick abstained from 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 votes on the amendments to the amendment, the amended amendment was put and CARRIED UNANIMOUSLY (Vote No. 05183), with Councillor Hardwick abstaining from 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."

RECONSIDERATION MOVED by Councillor Dominato
SECONDED by Councillor Bligh

THAT the following amendment to G be reconsidered:

"with the stipulation that apartment owners receiving these subsidies for

renovations implement vacancy control.”

CARRIED

(Councillors Fry and Swanson opposed)
(Councillor Hardwick abstained from the vote)
(Councillor Wiebe 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 reconsideration, the amendment to G was put and LOST (Vote No. 05185) with Councillors Bligh, Boyle, Carr, De Genova, Dominato, Kirby-Yung and Mayor Stewart opposed, and Councillor Hardwick abstaining from 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.”

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Council recessed at 8:35 pm and reconvened at 8:42 pm.

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Following the votes on the amendments, and the amendments to the amendments, Council agreed to separate the vote on the components of the amended motion. The motion was put and CARRIED as follows:

- A – CARRIED (Vote No. 05186) (Councillors Bligh, Hardwick and Swanson opposed)
- B – CARRIED (Vote No. 05187) (Councillor Hardwick opposed)
- C – CARRIED (Vote No. 05188) (Councillor Swanson opposed, Councillor Hardwick abstained from the vote)
- D – CARRIED (Vote No. 05189) (Councillors Bligh, Hardwick and Swanson opposed)
- E – CARRIED (Vote No. 05190) (Councillors Hardwick and Swanson opposed)
- F – CARRIED (Vote No. 05191) (Councillors Hardwick and Swanson opposed)
- G – CARRIED AND BY THE REQUIRED MAJORITY (Vote No. 05192) (Councillors Fry and Swanson opposed, and Councillor Hardwick abstained from the vote)
- H – CARRIED (Vote No. 05193) (Councillor Hardwick opposed)
- I – CARRIED (Vote No. 05194) (Councillors De Genova and Hardwick opposed)
- J – CARRIED (Vote No. 05195) (Councillors Hardwick and Wiebe opposed, and Councillor Fry abstained from the vote)
- K – CARRIED UNANIMOUSLY (Vote No. 05196) (Councillor Dominato abstained from the vote)
- L - CARRIED UNANIMOUSLY (Vote No. 05197)
- M - CARRIED UNANIMOUSLY (Vote No. 05198)
- N - CARRIED UNANIMOUSLY (Vote No. 05199) (Councillor Hardwick abstained from the vote)
- O - CARRIED UNANIMOUSLY (Vote No. 05200) (Councillor Hardwick abstained from the vote)
- P - CARRIED UNANIMOUSLY (Vote No. 05201) (Councillor Hardwick abstained from the vote)
- Q - CARRIED UNANIMOUSLY (Vote No. 05202) (Councillors De Genova and Hardwick

abstained from the vote)

FINAL MOTION AS APPROVED

- A. THAT Council approve the amended Secured Rental Policy, generally as contained in Appendix A of the Report dated November 15, 2019, entitled "Rental Incentives Review Phase II Report Back", with the sections proposing rental opportunities in RS and RT (Section 2.4 and Table 2 of the above-noted report), to proceed as a pilot on a time-limited basis with applications to be accepted until June 30, 2022, unless otherwise directed by Council;

FURTHER THAT staff report back to Council at that time with further recommendations, either as a stand-alone report or as part of the Vancouver Plan process.

- B. THAT Council receives for information the Rental Incentive Programs Administration Bulletin, generally as contained in Appendix B of the Report dated November 15, 2019, entitled "Rental Incentives Review Phase II Report Back";

FURTHER THAT Council direct staff to report back to Council with the projected number of secured rental tenure homes the Rental Incentive Review Phase II recommendations are projected to deliver;

AND FURTHER THAT Council also direct staff to report back to Council in biannual memos with updates including how Rental Incentive Review Phase II recommendations are meeting the goals and targets set out in "Housing Vancouver".

- C. THAT Council direct staff to prepare a report for consideration for referral to a public hearing proposing amendments to the Zoning and Development By-law to add a definition of "residential rental tenure" in Section 2 and to limit residential dwelling units in new buildings above 4 storeys to 100% residential rental tenure in the C-2, C-2B, C-2C, and C-2C1 zoning districts generally as shown on the map in Appendix C of the Report dated November 15, 2019, entitled "Rental Incentives Review Phase II Report Back";

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, to be considered by Council at a future public hearing;

AND FURTHER THAT Council direct staff to report back on a commercial replacement policy that could include incentives for landlords to provide units at non-market rates, first right of refusal and to provide commercial tenants with the same or similar rent on return.

- D. THAT Council direct staff to consolidate opportunities for rental enabled under the Affordable Housing Choices Interim Rezoning Policy (AHC IRP) into the Secured Rental Policy as a pilot on a time-limited basis with applications to be

accepted until June 10, 2022, and formally close the AHC IRP to new applications, and prepare a report for consideration for referral to a public hearing proposing amendments to the Zoning and Development By-law to create new standardized zoning districts for residential rental tenure, for use in future rezoning applications for RS and RT zoned sites in low density transition areas that are on and near arterial roads and close to parks, schools and shopping areas, as generally described in policy 2.4 of the Secured Rental Policy, contained in Appendix A of the Report dated November 15, 2019, entitled "Rental Incentives Review Phase II Report Back";

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, to be considered by Council at a future public hearing;

FURTHER THAT staff monitor and report back regularly to Council on any impact proposed new zoning districts for residential rental tenure will have on renter displacement, land economics, including land assembly for applications for multi-residential secured market rental.

AND FURTHER THAT staff will assess the risk of tenant displacement in multiple conversion dwellings in the low density transition areas and provide this information to Council prior to the referral to the public hearing.

- E. THAT Council approve amendments to the Moderate Income Rental Housing Pilot Program, generally as contained in Appendix E of the Report dated November 15, 2019, entitled "Rental Incentives Review Phase II Report Back", to extend the timeline of the pilot to enable consideration of new project proposals until January 1, 2021, while maintaining the limit of up to 20 total rezoning applications, to add a new parameter for large developments including those on sites 8,000 sq. m (1.98 acres) or larger to enable consideration of additional height and density depending on the site, and to update information related to program administration and available incentives.
- F. THAT Council approve the Below-Market Rental Housing Policy for Rezonings to consider modest increases in height and density to deliver increased affordability, focusing on areas already identified for growth in previous planning processes, generally as drafted in Appendix F of the Report dated November 15, 2019, entitled "Rental Incentives Review Phase II Report Back".
- G. THAT Council approve a \$1.5 million grant to LandlordBC to implement the Energy Retrofit PLUS Reinvestment Pilot in partnership with a matching \$1.5 million contribution from the Province's CleanBC program, generally as contained in Appendix G of the Report dated November 15, 2019, entitled "Rental Incentives Review Phase II Report Back"; Source of funding to be:
- \$1 million from the approved multi-year capital budget for the NonCity Building Emission Retrofit Program; • \$0.5 million to be added to the 2019-2022 Capital Plan for Deep Emission Building Retrofits;

FURTHER THAT Council direct staff to work with LandlordBC to consider any impacts the Energy Retrofit PLUS Reinvestment Pilot may have on renter displacement, non-profit organizations operating housing and households earning \$30,000 - \$80,000.

- H. THAT Council instruct the Director of Legal Services bring forward for enactment amendments to the Vancouver Development Cost Levy By-law and the Area Specific Development Cost Levy By-law, generally as contained in Appendix H of the Report dated November 15, 2019, entitled "Rental Incentives Review Phase II Report Back", and to be effective as of September 30, 2020;

FURTHER THAT Council direct staff to refrain from referring to new market rental housing seeking a DCL waiver as "affordable," except as required by the *Vancouver Charter*.

- I. THAT Council instruct the Director of Legal Services to bring forward for enactment amendments to the Utilities Development Cost Levy By-law to remove the waiver for "for-profit affordable rental housing," generally as contained in Appendix I of the Report dated November 15, 2019, entitled "Rental Incentives Review Phase II Report Back", and to be effective as of September 30, 2020.
- J. THAT Council instruct the Director of Legal Services to bring forward for enactment amendments to the Utilities Development Cost Levy By-law to include a waiver for rental housing owned and/or operated by registered non-profit housing providers", and to be effective as of September 30, 2020.
- K. THAT Council instruct staff to prepare a report for consideration for referral to public hearing to amend the Rental Housing Stock Official Development Plan to extend rental replacement requirements to C-2, C-2C, C-2B and C-2B-1 zoning districts city-wide.
- L. THAT Council direct staff to engage with the Seniors' Advisory Committee and the Person's with Disabilities Advisory Committee to explore accessible housing needs and housing models that could best meet their housing needs in relation to rental incentives, including staff consideration of the potential for a seniors housing strategy and any implications of policies such as the Secured Rental Policy that could directly affect seniors and persons with disabilities.
- M. THAT Council direct the Mayor to write to appropriate Federal Government ministers and representatives for the housing and finance portfolios to ask for the removal of the GST on new purpose-built market rental, below-market and not-for-profit rental projects, with the goal of helping enable the delivery of needed rental housing in Vancouver and across the country.
- N. THAT Council direct staff to report back with recommendations to urgently address the climate emergency through removal of barriers to encourage low carbon rental housing development, including:

- amendments to the Building By-law to permit mass timber construction up to 12 storeys, modelled on the proposed 2020 National Building Code, by Q1 2020;
 - amendments to planning by-laws, policies, and guidelines, such as minor height relaxations or simplifications of building form, to accommodate cost-effective wood building designs, by Q1 2020; and
 - Further opportunities to amend City by-laws, policies, and guidelines to remove barriers and encourage mass timber development in appropriate locations, by Q4 2020.
- O. THAT Council direct staff to monitor the DCL waivers, the results and the effectiveness of the new rental incentives and Moderate Income Rental Housing Pilot Program, including the number of new rental units, their sizes and affordability, and to what degree they are achieving the “right supply” of rental housing especially for renter households with annual incomes below \$50,000, and report back preliminary findings in 2021.
- P. THAT Council direct staff to review the Housing Vancouver Strategy (2018-2027) and report back at the 2020 Housing Vancouver Strategy update to Council with adjusted targets to match the “right supply” of housing proportionately to the income distribution of renter households; and develop strategies including rental incentives, City-initiated housing development, partnerships, especially with the non-profit and charitable sectors, resources and timelines, to achieve the new targets.
- Q. THAT Council direct staff to report back on additional Rental Incentive Programs that are focusing on publicly-owned non-market opportunities and strategies to supply affordable purpose-built rental housing, including:
- Analysis of housing forms and rents that can be supplied by the publicly-owned, non-market, and market respectively by Q2 2020;
 - Finance mechanisms, project viability and theoretical pro formas to build, own and operate publicly-owned purpose built rental housing by Q2 2020;
 - Legal considerations and risk analysis to build, own and operate publicly-owned purpose built rental housing by Q2 2020;
 - Potential partnerships and funding opportunities to build, own and operate publicly-owned purpose built rental housing - including but not limited to capital borrowing and housing authority bonds - by Q2 2020;
 - The possibility of using zoning similar to the DEOD zoning (60% social housing and 40% rental for anything above 1 FSR) to depress land prices so it will be cheaper to buy for non-market housing.

2. Report Back on Review of Fairness and Effectiveness of the Empty Homes Tax November 15, 2019

Council heard from two speakers who had concerns about the Fairness of the Empty Homes Tax.

REFERRAL MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT Council refer questions to staff, debate and decision on the Report dated November 15, 2019, entitled "Report Back on Review of Fairness and Effectiveness of the Empty Homes Tax", to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, November 27, 2019.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

UNFINISHED BUSINESS

1. **Safe and Inclusive Streets: Support for Community Crisis Management Through Understanding and De-escalation**

At the request of Councillor Fry, Council agreed to withdraw the motion below.

MOVED by Councillor Fry
SECONDED by Councillor Dominato

WHEREAS

1. Jane Jacobs famously posited: "The public peace—the sidewalk and street peace—of cities is not kept primarily by the police, necessary as police are. It is kept primarily by an intricate, almost unconscious, network of voluntary controls and standards among the people themselves, and enforced by the people themselves";¹
2. Today, the complex relationship of gentrification and inclusion; poverty; homelessness; mental health and addiction have emerged as a crisis all along the West Coast and specifically Downtown Vancouver. This crisis often manifests in conflict: Concerns around crime and safety, neighbourhood decline, and chronic street nuisance. These conflicts in turn result in higher volumes of police and non-emergency calls, calls for more security and pro-active engagement, and compassion fatigue;
3. Chronic street nuisance is a particular and highly visible symptom of the larger crisis and can be defined as conditions that (1) violate community norms governing proper conduct in a particular public space (2) over a protracted period of time (3) to the minor annoyance of passersby. A person perpetrates a chronic street nuisance by persistently acting in a public space in a manner that violates prevailing community standards of behavior, to the significant cumulative annoyance of persons of ordinary sensibility who use the same spaces;²
4. In 2019, Vancouver's homelessness count was 2,223 people (up two per cent from 2018), with 614 people living on the street;³

5. Street entrenched and homeless people have often experienced trauma including intergenerational and childhood trauma; sexual and physical victimization; physical or mental health issues and addictions; compounded by the trauma of living on the street or in substandard housing and of social isolation; ⁴
6. First responders, non-profits, outreach workers, as well as shelter and housing providers are all variously trained in some form of de-escalation techniques through non-violent crisis intervention instruction and trauma informed workshops;
7. Increasingly the private sector, including BIAs and security providers ^{5,6} are learning de-escalation techniques through non-violent crisis intervention instruction and trauma-informed workshops, and offering instruction to their members. For example: Toronto's Downtown Yonge BIA ⁷ holds information sessions (facilitated by the Canadian Mental Health Association) for business owners and managers who want to learn more about techniques for de-escalation when individuals enter their establishments in distress;
8. Many businesses and residents of Downtown Vancouver find themselves ill-equipped for any sort of community crisis management or de-escalation, and amidst increasing reports of conflict surrounding chronic street nuisance and disorder, many Vancouverites don't know who to call, how to help or get help;
9. In 2014, Vancouver City Council adopted the Caring for All Report ⁸ with the following call to action: "The City clearly has a responsibility to support and advocate for safe and inclusive communities for all residents... By making use of its full range of social development tools, from advocacy to direct services, the City is well positioned to support partnerships to help transform existing services and approaches in the arena of mental health and addictions. As experienced over the last year in the work of the Task Force, the City can also play an important convening role to bring partners and citizens together to address complex issues";
10. In 2014, Vancouver City Council adopted A Healthy City For All strategy ⁹ with a clear vision statement and within one of its three main areas of focus Healthy Communities - Cultivating Connections, a clear call to action to Examine regulations, policies, and processes that affect our relationships with and between residents - past, present and future.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council commit to safe and inclusive streets and communities for enjoyment and use of all residents.
- B. THAT Council direct staff to reach out to relevant partner agencies including Vancouver Coast Health, Vancouver Police Department, Canadian Mental Health Association, Ministry of Mental Health and Addictions, and others (including community groups, peer supporters and BIAs) as applicable to develop a

workplan by Q2 2020 for a collaborative strategy around community engagement for responding to and managing street disorder.

- C. THAT a strategy of community engagement for responding to and managing street disorder:
- i. is inclusive and accessible, rooted in compassion and mutual understanding;
 - ii. is informed by best practices and lived experience;
 - iii. is rooted in non-violent crisis intervention and de-escalation;
 - iv. provides participants a better understanding of issues around mental health and trauma;
 - v. considers place-making opportunities to counter impressions and incidence of chronic street nuisance; and
 - vi. reduces call volumes for police response, while redirecting more appropriate resources as applicable.

* * * * *

1. *Jane Jacobs The Death and Life of Great American Cities*
2. *Yale Law: Ellickson, Robert C., "Controlling Chronic Misconduct in City Spaces: Of Panhandlers, Skid Rows, and Public-Space Zoning" (1996)*
3. *2019 City of Vancouver Homelessness Count*
4. *Homeless Hub: Trauma Informed Services*
5. *Vancouver office building managers' response to homeless people has shifted*
6. *HxBIA provides free workshops on deescalation techniques, opioid response training*
7. *Downtown Yonge BIA - For Businesses: Mental Health Recognition and Response Workshop*
8. *Caring for All report on priority actions to address mental health and addictions*
9. *City of Vancouver: A Healthy City for All*

COMMUNICATIONS

1. **Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1290**

THAT the Council of the City of Vancouver consents to the approval of the adoption of Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019 on behalf of the electors; and directs staff to notify the Metro Vancouver Regional District Board of its consent.

ADOPTED ON CONSENT (Vote No. 05164)

2. Change to Roster of Deputy Mayor

THAT Council approve the following change to the roster of Deputy Mayor:

| | | |
|------|----------------|------------------|
| 2020 | January 1 to 3 | Councillor Wiebe |
|------|----------------|------------------|

ADOPTED ON CONSENT (Vote No. 05165)

REPORTS

**1. Fire Permits and Services Fees and Fire Related Ticket Offences
November 5, 2019**

- A. THAT Council approve, in principle, increases to certain fees in Schedule D of the 2019 Fire By-law, to reflect the current costs of providing various permits and services;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A of the Report dated November 5, 2019, entitled "Fire Permits and Services Fees and Fire Related Ticket Offences", to take effect on March 1, 2020.

- B. THAT Council approve, in principle, the addition of two new offences to the Ticket Offences By-law related to interference with firefighting equipment;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix B of the Report dated November 5, 2019, entitled "Fire Permits and Services Fees and Fire Related Ticket Offences", to take effect on March 1, 2020.

ADOPTED ON CONSENT (Vote No. 05166)

**2. 2020 Land Assessment Averaging: Notice to BC Assessment Authority
November 10, 2019**

- A. THAT, pursuant to Section 374.4 (4b) of the *Vancouver Charter*, the City Clerk be instructed to notify the BC Assessment Authority ("BC Assessment"), before January 1, 2020, of Council's intent to consider the adoption of targeted land assessment averaging for the purpose of property tax calculations for 2020.

It should be noted that this notice of intent is revocable should Council, at a later date, decide not to proceed with this mechanism.

- B. THAT the Director of Finance be instructed to provide the required two weeks' notice to the public in advance of Council's consideration of the use of targeted land assessment averaging and, before March 31, 2020, report on the projected taxation impacts of the program based on the assessed values provided by BC

Assessment in the 2020 Completed Roll.

- C. THAT the Area Assessor for Vancouver be invited to address Council on the 2020 assessment trends.

ADOPTED ON CONSENT (Vote No. 05167)

**3. Increasing and Collecting Fines Related to Fighting and Disorder in the Granville Entertainment District
November 8, 2019**

This item was postponed to the Standing Committee on Policy and Strategic Priorities meeting on November 27, 2019, as item 5.

**4. 2019 Cultural Grants Culture|Shift Implementation
October 29, 2019**

- A. THAT Council approve 27 Cultural Grants totaling \$711,500 to the organizations listed in Appendix A of the Report dated October 29, 2019, entitled “2019 Cultural Grants Culture|Shift Implementation”, in the amounts set out beside their names in the “Grant Rec.” column of the Table in Appendix A of the above-noted report for the purpose of supporting key actions in Culture|Shift; source of funds to be the 2019 Cultural Grants Operating Budget.
- B. THAT Council approve one grant of \$55,000 to The Beaumont Studios Artist Resource Society to support key actions in Culture|Shift and Making Space for Arts and Culture, as listed in Appendix B of the Report dated October 29, 2019, entitled “2019 Cultural Grants Culture|Shift Implementation”; source of funds to be the 2019 Operating Budget.
- C. THAT Council approve 6 Cultural Grants totaling \$98,750 to the organizations listed in Appendix C of the Report dated October 29, 2019, entitled “2019 Cultural Grants Culture|Shift Implementation”, in the amounts set out beside their names in the “Grant Rec.” column of the Table in Appendix C of the above-noted report through the Small Grants for Cultural Spaces program for the purpose of supporting key actions in Culture|Shift and Making Space for Arts and Culture; source of funds to be the 2019 Capital Budget for Cultural Infrastructure Grants (Outstanding from Prior Year Programs).
- D. THAT Council approve one grant of \$20,000 to Projectile Publishing Society for a temporary public art project in support of key actions in Culture|Shift, as listed in Appendix D of the Report dated October 29, 2019, entitled “2019 Cultural Grants Culture|Shift Implementation”; source of funds to be the 2019 Capital Budget for 2015-2018 New Public Art Installations.

- E. THAT, pursuant to Section 206 (1) (j) of the *Vancouver Charter*, Council deems any organization listed in Appendix A to D of the Report dated October 29, 2019, entitled “2019 Cultural Grants Culture|Shift Implementation”, that is not otherwise a charity registered with the Canada Revenue Agency, to be contributing to the culture of Vancouver.
- F. THAT the General Manager of Arts, Culture and Community Services (GM of ACCS) is authorized to negotiate and execute agreements to disburse the grants described in the Report dated October 29, 2019, entitled “2019 Cultural Grants Culture|Shift Implementation”, on the terms and conditions generally set out below, and on such other terms and conditions as are satisfactory to the GM of ACCS and the City Solicitor.
- G. THAT no legal rights or obligations are created by the approval of A to D above unless and until the applicable grant agreement or letter of agreement is approved by the City in accordance with F above and executed and delivered by both the grant recipient and General Manager of Arts, Culture and Community Services (or their designate).

ADOPTED ON CONSENT AND A TO D
BY THE REQUIRED MAJORITY (Vote No. 05169)

**5. Approval of Council Initiatives - BIA Renewal and Expansion 2020
November 13, 2019**

Downtown Vancouver BIA Renewal:

- A1. THAT Council confirm the Downtown Vancouver Business Improvement Association as sponsor for the Downtown Vancouver BIA.
- A2. THAT Council approve the commencement of a Council Initiative to re-establish (renew) the Downtown Vancouver BIA, for a further term (10 years) commencing April 1, 2020;

FURTHER THAT Council forward the application of the Downtown Vancouver Business Improvement Association to a hearing of the Court of Revision.
- A3. THAT the City notify property owners and tenants within the area (outlined in Appendix A1 of the Report dated November 13, 2019, entitled “Approval of Council Initiatives - BIA Renewal and Expansion 2020”) of the proposed BIA renewal and levy.
- A4. THAT Council approve a 10-year (2020-2030) funding-ceiling of \$64,109,527 for the Downtown Vancouver BIA, subject to Council approval of the renewal.

Mount Pleasant BIA Expansion:

- B1. THAT Council confirm the Mount Pleasant Commercial Improvement Society as sponsor for an expanded Mount Pleasant BIA.
- B2. THAT Council approve the commencement of a Council Initiative to expand the Mount Pleasant BIA;

FURTHER THAT Council forward the application of the Mount Pleasant Commercial Improvement Society to a hearing of the Court of Revision.
- B3. THAT the City notify property owners and tenants within the expansion area (shaded area on map attached as Appendix B1 of the Report dated November 13, 2019, entitled "Approval of Council Initiatives - BIA Renewal and Expansion 2020"), of the proposed BIA expansion and levy.

ADOPTED ON CONSENT (Vote No. 05170)
(Councillor Wiebe ineligible to vote due to conflict of interest)

BY-LAWS

MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 4 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

- 1. A By-law to amend License By-law No. 4450 regarding 2020 fee increases (By-law No. 12580)
- 2. A By-law to amend License By-law No. 4450 Regarding Short Term Rental Regulations and Property Managers (By-law No. 12581)
- 3. A By-law to amend Animal Control By-law No. 9150 regarding 2020 fee increases (By-law No. 12582)
- 4. A By-law to enact a Housing Agreement for 41 West Pender Street (By-law No. 12583)

MOTIONS

A. Administrative Motions

1. Approval of Form of Development: 3430 East Kent Avenue South

MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung

THAT the form of development for this portion of the site known as 3430 East Kent Avenue South be approved generally as illustrated in the Development Application Number DP-2018-00192, prepared by Paul Giles, Dialog Design, and stamped "Received, Community Services Group, Development Services", on December 20, 2018, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

B. Council Members' Motions

1. Request for Leave of Absence

MOVED by Councillor Carr
SECONDED by Councillor Dominato

THAT Mayor Stewart be granted a Leave of Absence for civic business from meetings after 6 pm, on Wednesday, November 27, 2019.

CARRIED UNANIMOUSLY (Vote No. 05168)
(Councillor Bligh absent for the vote)

2. Stronger Digital Content for Public Libraries

Prior to discussion, Council agreed to take the vote.

MOVED by Councillor Boyle
SECONDED by Councillor Dominato

WHEREAS

1. Public libraries play an important role in the community through early literacy programs that are critical building blocks for life-long health and well-being, and digital literacy programs that enable participation in the digital world;
2. Public libraries must be able to offer digital publications to their customers as part

of their core service offering to the community, particularly given the digital divide and the rapid pace of digitization of educational and cultural materials;

3. The municipalities of Barrie, Burlington, Cambridge, Edmonton, Kitchener, Markham, Milton, Mississauga, Okanagan, Ottawa, Pickering, Richmond, St. Catherine's, Surrey, Toronto and Vaughn have endorsed the importance of this position by passing motions in support;
4. The Vancouver Public Library Board has requested that the City of Vancouver similarly endorse this position by passing a motion in support.

THEREFORE BE IT RESOLVED

- A. THAT the City of Vancouver indicate our support for the Vancouver Public Library and the Canadian Urban Libraries Council in their efforts to increase access to digital publications for public library customers in Vancouver and across Canada by directing the Mayor to sign the Statement on Equitable Public Access to E-Books.
- B. THAT the Mayor, on behalf of Vancouver City Council, write a letter to the Federal government, urging the Federal government to investigate the barriers faced by public libraries in acquiring digital publications and the problems that poses for vulnerable demographic groups in Canada.
- C. THAT the Mayor, on behalf of Vancouver City Council, write a letter to the Federal government, asking the Federal government to develop a solution that increases access to digital publications across Canada and assists public libraries in meeting the cost requirements to acquire digital publications.

CARRIED UNANIMOUSLY (Vote No. 05203)
(Councillor Bligh absent for the vote)

3. Honouring Our Veterans and Those Who Serve With Free Year-Round Parking in the City of Vancouver

* * * * *

During questions to the Mover, it was

*MOVED by Councillor De Genova
SECONDED by Councillor Dominato*

THAT the meeting be extended to complete the agenda items.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

* * * * *

MOVED by Councillor De Genova
SECONDED by Councillor Dominato

WHEREAS

1. The City of Vancouver issued an Information Bulletin on November 1, 2019, stating that all vehicles with BC veteran license plates will be exempt from parking fees from November 4 to 11 to mark Veterans' Week. The reasons included: "to recognize the service and dedication of Canadian military personnel to our country";
2. For many years the City of Vancouver has offered free parking on Remembrance Day and during Veterans Week for vehicles with valid BC Veteran License Plates parked at City of Vancouver parking meters, Easy Park lots, surface lots, and Park Board operated parking facilities; including Stanley Park, Queen Elizabeth Park, the Vancouver Aquatic Centre, and all Vancouver community centres;
3. The City of Surrey carried policy recommendations in a report dated November 3, 2008, to adopt as a policy that vehicles bearing a "veteran" license plate be granted complimentary parking on a year round basis at all City of Surrey on street parking meters";
 - i) The report and recommendations in the report titled Complimentary Parking for Veterans at On-Street Parking Meters in Surrey, states that in analysis of previous data, allowing Veterans to Park for free at on-street parking meters, when comparing to subsequent years "there was no significant impact on parking meter revenues";
4. Examples of other municipalities across Canada and their commitment to providing free parking for veterans include:
 - i) The City of Red Deer: The City provides a parking pass program for Veterans (plates issued by all provinces). This program is administered by the Canadian Legion and is free of charge to the Veteran unless a replacement hang tag is required and then \$20 is charged by the City. The passes are good for five years and then must be re-applied for. This pass allows the Veteran to park at a street parking meter for the time restriction in that area. With the Legion's administration, they ensure that the person is a Veteran and is responsible for verification of any documentation;
 - ii) The City of Regina, Saskatchewan allows a veteran to park at a meter if they have a valid, properly displayed Veteran Design License Plate issued by the Saskatchewan Government Insurance or the equivalent in other provinces in Canada;
 - iii) The City of White Rock offers four hours a day of free parking in pay parking areas for all veteran plates;

- iv) The City of London, Ontario: Holders of a veteran's license plate can park at any on-street meter without depositing coins for the limit of the meter;
5. The ICBC website states "In recognition our Canadian veterans, we've created a special plate to honour your service." It lists the following requirements for eligibility for veterans plates in B.C. as follows:

You are eligible to apply for veteran license plates if you own or lease an eligible vehicle, and were honourably discharged from, or are currently serving in one of the following:

- i) WWII, Korea, Gulf War, the Balkan Wars, Afghanistan, or other UN Peacekeeping Missions as a member of:
- The Canadian Armed Forces, or
 - An Allied Force, or
 - The Canadian or Allied War Time Merchant Navy
- ii) A member of the Canadian Armed Forces, Regular or Reserves, who successfully completed basic training
- iii) UN or NATO Operations as a member of:
- The Canadian Armed Forces, or
 - A UN or NATO Alliance Force serving in an Operation with the Canadian Armed Forces
- iv) Similarly qualified member of a British Commonwealth of Nations Armed Force who are honourably discharged. Unfortunately, currently serving members are not eligible.

THEREFORE BE IT RESOLVED THAT Council direct staff to explore the possibility of a process to allow eligible holders of a BC veterans license plate and current serving members of the Canadian Forces to park their vehicle for free, subject to the time limits already in place, at City of Vancouver parking meters, Easy Park lots, surface lots, and Park Board operated parking facilities; including Stanley Park, Queen Elizabeth Park, the Vancouver Aquatic Centre, and all Vancouver Community Centres;

FURTHER THAT Council direct staff to report back to Council by October 2020 with recommendations and plans to deliver a process by November 11, 2020, for year-round free parking for Veterans and current serving members of the Canadian Forces, at all parking locations currently offered by the City of Vancouver during the week of Remembrance Day.

carried unanimously

* * * * *

Prior to debate, it was

*MOVED by Councillor Dominato
SECONDED by Councillor De Genova*

THAT Council take the vote on this item.

*LOST HAVING NOT
RECEIVED THE REQUIRED MAJORITY
(Councillors Boyle, Carr, Fry, and Wiebe opposed)
(Councillor Kirby-Yung abstained from the vote)
(Councillor Bligh absent for the vote)*

* * * * *

AMENDMENT MOVED by Councillor Fry
SECONDED by Councillor Boyle

THAT the following be added to the motion:

FURTHER THAT Council direct staff to explore potential impacts on paid parking as one of the City's most effective parking management tool to promote turnover, manage parking demand, and incentivize the use of active transportation and transit, and if exempting a particular group of private vehicles from metered parking charges works directly against these goals and the Climate Emergency Response goals.

lost

* * * * *

Prior to the vote on the amendment, Councillor De Genova rose on a point of order to inquire if the amendment was in order as it is not germane to the motion. The Mayor ruled the amendment in order as it is analysis that relates to the motion.

* * * * *

Following the ruling on the amendment, the amendment was put and LOST – TIE VOTE (Vote No. 05206) with Councillors De Genova, Dominato, Hardwick, Kirby-Yung and Mayor Stewart opposed. Subsequently, the motion was then put and CARRIED UNANIMOUSLY (Vote No. 05207) with Councillors Boyle and Fry abstaining from the vote, and Councillor Bligh absent for both votes.

4. City of Vancouver Responsible Divestment From Fossil Fuels

MOVED by Councillor Carr

SECONDED by Councillor Swanson

WHEREAS

1. The 2016, Union of BC Municipalities (UBCM) report, Primer on Fossil Fuel Divestment and the Municipal Pension Plan (MPP), noted that “the MPP imperative is to provide income security for retired members” and “Divestment may compromise our investment strategy, increase risks and costs, and negatively affect our clients’ investment returns”;
2. The B.C. Municipal Pension Plan is managed by British Columbia Investment Management Corporation (“BCI”), an asset manager that encourages responsible investing principles and is one of the founding members to the United Nations Principles for Responsible Investment in 2006. BCI has noted that their responsible investment approach is that being an investor and influencing change is more effective than to divest. Other investment firms such as Caisse Quebec are moving more aggressively to manage the impact and risks of fossil fuels by reducing their holdings and encouraging investment in renewable energy;
3. In May 2016, Council adopted a Responsible Investment Screening Process for the City’s investment portfolio. The recommended screening process for investing in Canadian banks and credit unions uses a typical structure of environmental, social, and governance (“ESG”) factors within a responsible investing perspective;
4. In February of 2018 Council directed staff to report back on “what the implications would be of the City of Vancouver moving its Municipal Finance Authority (“MFA”) Investments into a fossil-free Socially Responsible Investment (“SRI”) fund if such a fund is established by the MFA”. Staff reported in March 2018 that the City does not invest in any MFA pooled investment funds, and therefore would not have MFA funds to move into a fossil-free SRI fund. Since then, as the City has been a leader in the responsible investment area, staff have engaged with MFA to support the creation of MFA pooled investment funds that align with a fossil free approach and MFA has introduced two new Pooled High Interest Savings Accounts that meet the short term investment needs of fossil fuel free investors and will also be introducing an MFA Mortgage Fund which has a small, greatly reduced exposure to fossil fuel companies. In addition, MFA has been engaging with asset managers with the view of creating a new short-term bond fund with a fossil fuel exclusion screen that would exclude securities of companies directly involved in the extraction, processing and transportation of coal, oil, or natural gas;
5. In 2017, the Chief Financial Officer of the City signed a letter from the “Accounting for Sustainability (A4S)” initiative of Chief Financial Officers, supporting climate-related financial disclosure. The letter specifically commits the

City to “affirm our commitment to support the voluntary recommendations” of the Task Force on Climate-Related Financial Disclosures (“TCFD”). In 2018, the City was the first Canadian municipality to include climate-related financial disclosures in its annual financial report. The City’s disclosure aligns or partially aligns with TCFD recommendations, and will continue to improve over time as the City responds to climate change, and as the field of climate-risk disclosure evolves. The City is currently working with the City of Toronto, the City of Montreal, and CPA (Chartered Professional Accountants) Canada to develop and align standards for other municipalities to follow TCFD disclosures in their financial reports;

6. In June 2018 the City developed its Green Bond Framework and engaged Sustainalytics, a global leading provider of Socially Responsible strategies, to provide a second-party opinion on the City’s alignment with the four core components of the Green Bond Principles Framework. In October 2018 the City issued its inaugural Green Bond of \$85 million for capital projects that include investments in renewable energy, energy efficiency, green buildings and clean transportation (<https://vancouver.ca/your-government/investor-relations.aspx>);
7. Since then, with scientific validation of accelerating global warming and the need to leave fossil fuel reserves in the ground, there has been increasing awareness of the investment risk related to fossil fuel “stranded assets”. The October, 2018 Intergovernmental Panel on Climate Change (IPCC) report calling for rapid reduction in greenhouse gas emissions, with a window of little more than a decade to avert catastrophic impacts of climate change, has shifted the rationale for divesting from an ethical or moral consideration to a financial and fiduciary argument;

“Divestment, once strictly a moral call to action, is now also seen as the only prudent financial response to climate risk” 350.org
8. In January of 2019 Council voted unanimously to recognize a global climate emergency and local climate crisis;
9. In June of 2019, noting a B.C. government report that projects the City of Vancouver will have to spend \$1 billion this century to mitigate rising sea levels, Council approved a motion to 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;
10. In October of 2019, UN Secretary General Ban Ki-moon, told delegates at a climate change summit in Copenhagen that big investors such as insurers and pension funds should cut their investments and focus on renewable energy sources instead;
11. Divestment is now a rapidly growing worldwide movement. The total sum of global funds committed to fossil fuel divestment was \$52 billion in 2014, \$8 trillion in 2018 and \$11 trillion in 2019. In 2019, more than 1,110 funds (including wealth funds, banks, cities, pension funds and insurance firms) have made divestment

commitments, including Norway's \$1 trillion sovereign wealth fund, the world's largest. Caisse Quebec – Quebec's equivalent to B.C.'s pension fund manager – has more than \$285-billion in assets under management and says it believes it is the first North American institutional investor to set a carbon target covering all of its asset classes;

“There are going to be stranded assets associated with climate change. We don't want to get caught in those stranded assets ... We're looking for opportunities because we think it's good risk management to, over time, exit those.”

Michael Sabia, President and CEO of Caisse Quebec;

12. The cities-led responsible investment movement is growing. More and more cities around the world, including New York City, Paris, London, Oslo, Sydney, Melbourne, Auckland, San Francisco and Seattle, are manifesting their climate leadership through making a divestment commitment. To support cities in exploring and developing their divestment and sustainable investment strategies, the global Cities Climate Leadership Group C40, in close partnership with London and New York City, launched the Divest/Invest Forum in September 2018. The Forum is open to any city that seeks learn more about divestment, sustainable investment, and other climate-responsive financial strategies; no actions or commitments are required as a prerequisite to joining.

THEREFORE BE IT RESOLVED THAT City Council direct staff to review and report back on the following items:

- A. A plan that includes defining divestment, options and timelines for how the City could fully divest from fossil fuels, building on divestment measures taken to date as well as leading practices related to fossil fuel free investment portfolios.
- B. Opportunities to continue to engage the Municipal Finance Authority to create a fossil fuel free fund that would enable other B.C. municipalities to invest in such a fund.
- C. Bringing a motion to Council for the 2020 meetings of the Lower Mainland Local Government Association and the Union of B.C. Municipalities (UBCM) to re-examine the 2016 UBCM Primer on Fossil Fuel Divestment and the Municipal Pension Plan report, in light of globally changing investment and divestment strategies.
- D. Tasking and resourcing the Vancouver Economic Commission to work with local businesses and financial regulators to provide and promote resources and guidelines for local businesses and other private institutions to understand and apply TCFD (Task Force on Climate-related Financial Disclosures) decision-making in their work.
- E. Evaluating the benefit of the City and Vancouver Economic Commission participating on the C40 Invest/Divest forum, including attending its March 2020 workshop.

- F. The Mayor, on behalf of Council and the City of Vancouver write to the B.C. Municipal Pension Plan requesting a risk assessment of the plan's investments based on carbon exposure, asking the Plan to advise the City on what steps are being taken to measure and mitigate these risks, and urging the Plan to consider the long-term impact of global climate emergency and local climate crisis due to investments in fossil fuel assets and to redeploy funds into green and renewable assets that are necessary for a sustainable future.
- G. The Mayor, on behalf of Council and the City of Vancouver, send a letter to the Province of BC to encourage them to follow the examples of Canadian municipalities in developing a model for crown corporations and provincial agencies to include financial statement disclosures aligned with the TCFD (Task Force on Climate-related Financial Disclosures).
- H. The Mayor, on behalf of the City of Vancouver, a C40 City, sign the Global Green New Deal pledge which was signed by the other C40 mayors at their meeting in Copenhagen in October of 2019. That pledge includes an "urgent, fundamental and irreversible transfer of global resources away from fossil fuels and into action that averts the climate emergency."

referred

REFERRAL MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT the motion entitled "City of Vancouver Responsible Divestment From Fossil Fuels", be referred to the Stranding Committee on Policy and Strategic Priorities meeting on November 27, 2019, to hear from speakers.

CARRIED UNANIMOUSLY

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. Review of Bill 21

Councillor Dominato submitted a notice of motion on the above-noted matter. The motion may be placed on the Council meeting agenda of December 10, 2019, as a Council Member's Motion.

2. Slowing the Loss of the Last Low Income SRO's in Vancouver

Councillor Swanson submitted a notice of motion on the above-noted matter. The motion may be placed on the Council meeting agenda of December 10, 2019, as a Council Member's Motion.

3. Revival of Vancouver's Street Car Network

Councillor Wiebe submitted a notice of motion on the above-noted matter. The motion may be placed on the Council meeting agenda of December 10, 2019, as a Council Member's Motion.

NEW BUSINESS

1. Request for Leave of Absence – Councillor Dominato

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings between the hours of 5 pm – 7:30 pm, on Wednesday, November 27, 2019.

CARRIED UNANIMOUSLY (Vote No. 05208)

2. Request for Leave of Absence – Councillor De Genova

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT Councillor De Genova be granted a Leave of Absence for civic business from meetings between the hours of 1 pm – 2 pm, on Tuesday, November 26, 2019.

CARRIED UNANIMOUSLY (Vote No. 05212)

ENQUIRIES AND OTHER MATTERS

1. Advisory Body Letter

Councillor Wiebe informed Council that the Person's With Disabilities Advisory Committee is putting forward a letter to Council to request Council to reaffirm its position on commitments regarding the Accessible City Strategy.

2. Renaming of Advisory Body

Councillor Dominato noted the LGBTQ2+ Advisory Committee will be bringing forward a motion to have the Committee name changed.

3. Analysis of Oppenheimer Park

Councillor De Genova requested an update on the cost to date, and risk and threat assessment, of Oppenheimer Park. The City Manager noted an update was sent a couple weeks ago, and

would be sent again soon, and also noted the cost of doing regular analysis on Oppenheimer Park for Council is a considerable cost to the City.

3. Transit Strike

Councillor Carr noted her concern with the potential transit strike scheduled for November 27, 2019. The Mayor provided a response and noted the City is as prepared as they can be in such a situation.

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor Boyle

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillors Bligh and Kirby-Yung absent for the vote)

Council adjourned at 10:34 pm.

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