



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON POLICY AND STRATEGIC PRIORITIES

OCTOBER 7, 8 AND 15, 2020

A meeting of the Standing Committee of Council on Policy and Strategic Priorities was held on Wednesday, October 7, 2020, at 9:31 am, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting reconvened on Thursday, October 8, 2020, at 3 pm, and on Thursday, October 15, 2020, at 9:31 am.

PRESENT:

- Councillor Adriane Carr, Chair
- Mayor Kennedy Stewart*
- Councillor Rebecca Bligh*
- Councillor Christine Boyle
- Councillor Melissa De Genova* (Leave of Absence – Civic Business, October 7, 2020, 12:30 to 4:30 pm)
- Councillor Lisa Dominato* (Leave of Absence – Civic Business, October 15, 2020, 9 am to 5 pm)
- Councillor Pete Fry
- Councillor Colleen Hardwick
- Councillor Sarah Kirby-Yung*, Vice-Chair
- Councillor Jean Swanson
- Councillor Michael Wiebe*

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

CITY CLERK'S OFFICE: Rosemary Hagiwara, Acting City Clerk
Tina Penney, Deputy City Clerk
Tina Hildebrandt, Meeting Coordinator

* Denotes absence for a portion of the meeting

WELCOME

The Chair 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 Chair 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.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Wiebe

THAT Council adopt items 2, 3 and 5 on consent.

CARRIED UNANIMOUSLY

6. Presentation: Temporary Patio and Road Reallocation Updates

On October 6, 2020, Council referred the above-noted item to the Standing Committee on Policy and Strategic Priorities meeting on October 7, 2020, in order to hear from speakers, with a start time of 9:30 am.

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

At 9:39 am, prior to the start of Item 6, Councillor Wiebe declared conflict of interest due to their ownership interests in two liquor establishments in the city, and as a former President of the Mount Pleasant BIA. Councillor Wiebe left the meeting for the duration of the item.

Lon La Claire, General Manager, Engineering Services, provided introductory comments, followed by a presentation from Paul Storer, Director of Transportation; Lisa Parker, Branch Manager, Street Activities; Margaret Wittgens, Deputy General Manager, Engineering Services; and Jessie Adcock, General Manager, Development, Buildings and Licensing. The above-noted staff, along with Scott Edwards, Manager, Street Use Management, Engineering Services, and Chris Robertson, Assistant Director, City-Wide and Regional Planning, Planning, Urban Design and Sustainability, responded to questions.

* * * * *

At 11:09 am, on October 7, 2020, it was,

MOVED by Councillor De Genova

THAT Council enter into a second round of questions to staff on Item 6.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

(Councillor Wiebe absent for the vote due to conflict of interest)

* * * * *

6. (a) Zoning and Development By-law Amendment to allow Temporary Patios for Businesses on Private Property September 28, 2020

MOVED by Councillor Kirby-Yung

THAT the Committee recommend to Council

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend the Zoning and Development By-law to allow temporary patios for businesses on private property until October 31, 2021, generally in accordance with Appendix A of the Report dated September 28, 2020, entitled "Zoning and Development By-law Amendments to allow Temporary Patios for Businesses on Private Property".
- B. THAT the application be referred to a Public Hearing.

- C. 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 September 28, 2020, entitled “Zoning and Development By-law Amendments to allow Temporary Patios for Businesses on Private Property, for consideration at Public Hearing.

CARRIED UNANIMOUSLY (Vote No. 06459)
(Councillor Wiebe absent for the vote due to Conflict of Interest)

**6. (b) Extending Temporary Expanded Service Areas (TESAs)
September 24, 2020**

As the registered speaker was not available, the Committee began debate and decision.

MOVED by Councillor Kirby-Yung
THAT the Committee recommend to Council

- A. THAT Council instruct the Chief Licence Inspector to inform the General Manager of the Liquor and Cannabis Regulation Branch (LCRB) in writing that Council supports the extension to October 31, 2021, of Temporary Expanded Service Area (TESA) authorizations issued by the LCRB to businesses located in the city, and that Council pre-approves all liquor establishment and manufacturer establishments in the City of Vancouver who may apply for TESAs before October 31, 2021.
- B. THAT Council approve in principle an amendment to the Licence By-law No. 4450 in the form set out in the draft by-law attached as Appendix B to the Report dated September 24, 2020, entitled “Extending Temporary Expanded Service Areas (TESAs)”, to temporarily waive the “fee for assessing and providing comments on an application for a temporary amendment to a liquor licence requesting any other change to a liquor licence” when the application is for an expanded service area, until October 31, 2021;

FURTHER THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Licence By-law No. 4450.

CARRIED UNANIMOUSLY (Vote No. 06460)
(Councillor Wiebe absent for the vote due to Conflict of Interest)

**6. (c) Extension to the Temporary Patio Program through COVID-19 Recovery
September 28, 2020**

As the registered speakers were not available, the Committee began debate and decision.

* * * * *

At 11:49 am, on October 7, 2020, it was

MOVED by Councillor De Genova

THAT the meeting be extended to complete Item 6(c) followed by a one hour lunch break.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillor Wiebe absent for the vote due to conflict of interest)

* * * * *

MOVED by Councillor Kirby-Yung
THAT the Committee recommend to Council

THAT Council approve in principle an extension of the By-law to Enact a New Temporary Patio and Street Vending Fees By-law according to Option 1 outlined within this report, consistent with Council direction on September 16, 2020;

FURTHER THAT the Director of Legal Services bring forward for enactment such by-law amendments as are necessary to implement the above.

amended

AMENDMENT MOVED by Councillor Kirby-Yung

THAT the motion be amended in the first paragraph as follows:

- strike number “1” and replace it with number “2”;
- strike the words “and consistent with Council direction on September 16, 2020”.

CARRIED UNANIMOUSLY (Vote No. 06461)
(Councillor Wiebe absent for the vote due to Conflict of Interest)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 06462). Councillor Wiebe absent for the vote due to Conflict of Interest.

FINAL MOTION AS APPROVED

THAT Council approve in principle an extension of *the By-law to Enact a New Temporary Patio and Street Vending Fees By-law* according to Option 2, as outlined in the Report dated September 28, 2020, entitled “Extension to the Temporary Patio Program Through COVID-19 Recovery”;

FURTHER THAT the Director of Legal Services bring forward for enactment such by-law amendments as are necessary to implement the above.

* * * * *

The Committee recessed on October 7, 2020, at 11:59 am, and reconvened at 3:34 pm.

* * * * *

VARY AGENDA

MOVED by Councillor De Genova

THAT the agenda be varied to consider Item 4 as the next order of business.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

* * * * *

4. Contract Award for RFP PS20200058 - Consulting Services for West End Waterfront Parks and Beach Avenue Master Plan September 14, 2020

Lon LaClaire, General Manager, Engineering Services, and Katy Amon, Planner, Planning, Policy and Environment, Parks and Recreation, responded to questions.

MOVED by Councillor Wiebe

THAT the Committee recommend to Council

- A. THAT Council approve an increase to the Multi-Year Capital Project Budget for the West End Waterfront Parks and Beach Avenue Master Plan Project from \$1 million to \$3.5 million with the source for the increase being cash community amenity contributions allocated to support the delivery of the West End Public Benefits Strategy which were included in the 2019-2022 Capital Plan (the "Capital Plan") for renewal and upgrades of existing parks.
- B. THAT, subject to approval of A above, Council authorize City staff to negotiate to the satisfaction of the City of Vancouver's (the "City") General Manager of Parks and Recreation, City's Director of Legal Services, and the City's Chief Procurement Officer and enter into a contract with Christopher Phillips Inc., Greg Smallemberg Ltd., Jeffrey Staates Ltd. (dba collectively as PFS Studio), for Consulting Services for West End Waterfront Parks and Beach Avenue Master Plan, for a term of three (3) years, with the option to extend, at City's discretion, for another two 3-year terms, with an estimated contract value of \$2,624,128, plus applicable taxes over the initial three-year term, to be funded through the Capital Plan.
- C. THAT the Director of Legal Services, Chief Procurement Officer and General Manager of Vancouver Board of Parks and Recreation be authorized to execute on behalf of the City the contract contemplated by B above.

- D. THAT no legal rights or obligations will be created by Council's adoption of A, B and C above unless and until such contract is executed by the authorized signatories of the City as set out.

CARRIED (Vote No. 06464)
(Councillors De Genova, Dominato, Hardwick and Kirby-Yung opposed)
(Mayor Stewart absent for the vote)

**2. 1178 Davie Street – The Cap on Davie Ltd. (The Capital) - Liquor Primary Liquor Licence Application - Liquor Establishment Class 2
September 15, 2020**

THAT the Committee recommend to Council

THAT Council, having considered the opinion of area residents and business operators as determined by neighbourhood notification, site sign, noise impacts and relevant Council policy as outlined in the Report dated September 15, 2020, entitled "1178 Davie Street – The Cap on Davie Ltd. (The Capital) - Liquor Primary Liquor Licence Application - Liquor Establishment Class 2", endorse the application submitted by Dan Wilson, Principle Director of The Cap on Davie Ltd. (doing business as "The Capital"), to operate a new Liquor Primary liquor licence, with an interior capacity of 130 persons (Liquor Establishment Class 2) via the conversion of the existing Food Primary liquor licence (Restaurant Class 1), located at 1178 Davie Street, subject to:

- i. A maximum interior capacity of 130 persons;
- ii. Hours of operation, 9 am to 3 am, seven days a week;
- iii. Food service to be available while the establishment is operating;
- iv. A Time-Limited Development Permit;
- v. An acoustic report to be submitted certifying that the establishment meets Noise Control By-law requirements;
- vi. Signing a Good Neighbour Agreement with the City prior to business licence issuance; and
- vii. The surrendering of the existing Food Primary liquor licence (#305442) at the time of issuance of the new Liquor Primary liquor licence.

ADOPTED ON CONSENT

**3. 435 West Pender Street - Days Inn Limited Partnership - Liquor Primary Licence Application - Liquor Establishment Class 1
September 15, 2020**

THAT the Committee recommend to Council

THAT Council, having considered the opinion of area residents and business operators as determined by neighbourhood notification, site sign, noise impacts and relevant Council policy as outlined in the Report dated September 15, 2020, entitled "435 West Pender Street - Days Inn Limited Partnership - Liquor Primary Licence Application - Liquor Establishment Class 1", endorse the application submitted by Rising Tide Consultants on behalf of the applicant, Days Inn Limited Partnership, for a new Liquor Primary licence (Liquor Establishment Class 1) with an interior capacity of 57 persons located at 435 West Pender Street, subject to:

- i. A maximum interior capacity of 57 persons;
- ii. Standard Hours of operation limited to 11 am to 1 am, Sunday to Thursday and 11 am to 2 am, Friday and Saturday for the first six months after which time Extended Hours of operation may be considered;
- iii. Food service to be available while the establishment is operating;
- iv. A Time-Limited Development Permit
- v. An acoustic report to be submitted certifying that the establishment meets Noise Control By-law requirements; and
- vi. Signing a Good Neighbour Agreement with the City prior to business licence issuance.

ADOPTED ON CONSENT

**5. Village Farm Landfill Gas Utilization Agreement Extension
May 27, 2020**

THAT the Committee recommend to Council

- A. THAT Council authorize staff to negotiate to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services, the Director of Finance, and the Chief Procurement Officer and enter into a contract with Village Farms International Inc. (Village Farms), for the City to continue to supply landfill gas to Village Farms for beneficial use, for a term of 20 years, with an estimated revenue to the City of \$400,000 annually. The agreement also has an option to extend the contract for another five (5) year term.
- B. THAT the Director of Legal Services, Chief Procurement Officer and General Manager of Engineering Services) 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.

ADOPTED ON CONSENT

1. Presentation: Homelessness and Supportive Housing Strategy

Sandra Singh, General Manager, Arts, Culture and Community Services, provided introductory comments, followed by a presentation from Celine Mauboules, Acting Managing Director, Arts, Culture and Community Services, who, along with Deputy Chief Constable Howard Chow, responded to questions.

* * * * *

The Committee recessed on October 7, 2020, at 4:57 pm, and reconvened at 6:02 pm.

* * * * *

**1(a). SRO Revitalization Progress Update and 2019 Low Income Housing Survey
June 22, 2020**

Allison Dunnet, Senior Planner, Homelessness Services and Affordable Housing Programs, Arts, Culture and Community Services, presented an overview of the above-noted report, and, along with staff from Arts, Culture and Community Services and Legal Services, responded to questions.

In response to a question regarding ways the City could better support harm reduction in SROs, including any options through revising the SRA by-law, staff agreed to report back.

The Committee heard from 23 speakers in support of the report, one speaker in opposition to the report and 14 speakers regarding other aspects related to the report. Many of the speakers suggested amendments to strengthen the report recommendations.

* * * * *

At 9:57 pm, on October 7, 2020, it was

MOVED by Councillor Boyle

THAT the meeting be extended to complete hearing from speakers on Item 1(a) and refer debate and decision to the reconvening meeting on October 8, 2020, at 3 pm.

*CARRIED AND BY
THE REQUIRED MAJORITY
(Councillors Dominato and Swanson opposed)*

*The Committee recessed at 10:32 pm, on October 7, 2020, and
reconvened on October 8, 2020, at 3 pm.*

* * * * *

At 3 pm, on October 8, 2020, it was

MOVED by Councillor Dominato

THAT the meeting recess and reconvene at 8:30 pm in order to deal with debate and decision on Item 1(a);

FURTHER THAT the hearing of speakers, debate and decision on Items 7 to 15 be referred to the reconvening meeting on October 15, 2020, at 3 pm.

CARRIED UNANIMOUSLY

The Committee recessed at 3:05 pm, on October 8, 2020, and reconvened at 8:50 pm.

* * * * *

At 8:50 pm, on October 8, 2020, it was

MOVED by Councillor De Genova

THAT the meeting recess and reconvene on October 15, 2020, at 9:30 am, in order to deal with debate and decision on Item 1(a), followed by the of hearing speakers, debate and decision on Items 7 to 15.

CARRIED UNANIMOUSLY

The Committee recessed at 8:52 pm, on October 8, 2020, and reconvened on October 15, 2020, at 9:31 am.

* * * * *

MOVED by Councillor Fry

THAT the Committee recommend to Council

- A. THAT Council receive for information a progress update on Single Room Occupancy (“SRO”) revitalization and the results of the City’s biennial 2019 Low-Income Housing Survey, which monitors change in the private SRO and non-market housing stock in the Downtown Core (in Appendix B).
- B. THAT Council direct staff to continue to actively pursue partnership funding with senior levels of government for an SRO Revitalization and Acquisition Fund to improve living conditions, secure affordability and enable the replacement of SRO congregate-style housing with self-contained shelter rate social housing for low-income residents.
- C. THAT Council direct staff to prioritize advocacy to the Province for annual rent increase restrictions in accommodation designated under the Single Room Accommodation By-law (“SRA By-law”) to better protect marginalized, low-income tenants from homelessness;

FURTHER THAT Council direct staff to develop City regulatory options for monitoring, regulating and enforcing restrictions on annual rent increases in accommodation designated under the SRA By-law, and undertake public engagement with private owners, tenants, community groups and Provincial partners on these options, and report back to Council on the legal and financial implications to create, monitor and implement.

- D. THAT Council, having provided an opportunity for persons to make their views respecting proposed by-law amendments known to the Council, approve, in principle, amendments to the SRA By-law generally in accordance with Appendix A, for the purposes of monitoring rent changes and mitigating speculation, as follows:
 - (i) Amend Schedule A of the SRA By-Law to remove addresses in the SRA inventory that are no longer designated under the SRA By-Law;

- (ii) Replace all references to the Chief Housing Officer in the SRA By-Law with the General Manager of Arts, Culture and Community Services, or a delegate;
- (iii) Authorize the General Manager of Arts, Culture and Community Services, to obtain rent records maintained by the owner pertaining to each designated room;
- (iv) Add the provision of financial compensation based on length of tenure as a condition that may be required by Council or the General Manager of Arts, Culture and Community Services of approving an SRA permit in instances where a permanent resident is being displaced and the tenancy is terminated due to redevelopment or closure;
- (v) Add the provision of a flat rate payout of \$750 for moving expenses or payment of actual moving expenses as a condition that may be required by Council or the General Manager of Arts, Culture and Community Services of approving an SRA permit in instances where a permanent resident is being displaced and the tenancy is terminated due to redevelopment or closure;
- (vi) Add the provision of tenant relocation documentation that demonstrates that a tenant's needs have been adequately met as a condition that may be required by Council or the General Manager of Arts, Culture and Community Services of approving an SRA permit in instances where a permanent resident is being displaced; and
- (vii) Increase the amount Council may require as a condition of approving an SRA permit from \$125,000 to \$230,000 to fund the costs of replacing a room that is being removed from the SRA By-law;

FURTHER THAT Council instruct the Director of Legal Services to bring forward for enactment a By-law amending the SRA By-law, generally in accordance with Appendix A.

amended

AMENDMENT MOVED by Councillor Swanson

THAT B of the motion be amended as follows:

- add the words “ensuring that there is a net increase in units that people on social assistance can afford”, at the end;

FURTHER THAT C of the motion be amended in the first paragraph as follows:

- strike the words “annual rent increase”;
- add the words “on rent increases on tenant turnover”, following the word “restrictions”;

AND FURTHER THAT C of the motion be amended in the second paragraph as follows:

- strike the words “annual rent increases” and replace with the words “rent increases on tenant turnover”.

CARRIED UNANIMOUSLY (Vote No. 06487)
(Councillors Bligh and Dominato absent for the vote)

AMENDMENT MOVED by Councillor Swanson

THAT C of the motion be amended in the second paragraph as follows:

- add the words “by Q2 2021”, following the words “report back to Council”.

CARRIED UNANIMOUSLY (Vote No. 06488)
(Councillors Bligh and Dominato absent for the vote)

The amendments having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 06489) with Councillors Bligh and Dominato absent for the vote and Councillor De Genova abstaining from the vote.

FINAL MOTION AS APPROVED

- A. THAT Council receive for information a progress update on Single Room Occupancy (“SRO”) revitalization and the results of the City’s biennial 2019 Low-Income Housing Survey, which monitors change in the private SRO and non-market housing stock in the Downtown Core (in Appendix B of the Report dated June 22, 2020, entitled “SRO Revitalization Progress Update and 2019 Low Income Housing Survey”).
- B. THAT Council direct staff to continue to actively pursue partnership funding with senior levels of government for an SRO Revitalization and Acquisition Fund to improve living conditions, secure affordability and enable the replacement of SRO congregate-style housing with self-contained shelter rate social housing for low-income residents, ensuring that there is a net increase in units that people on social assistance can afford.
- C. THAT Council direct staff to prioritize advocacy to the Province for restrictions on rent increases on tenant turnover in accommodation designated under the *Single Room Accommodation By-law* (“SRA By-law”) to better protect marginalized, low income tenants from homelessness;

FURTHER THAT Council direct staff to develop City regulatory options for monitoring, regulating and enforcing restrictions on rent increases on tenant turnover, in accommodation designated under the SRA By-law, and undertake public engagement with private owners, tenants, community groups and Provincial partners on these options, and report back to Council by Q2 2021 on the legal and financial implications to create, monitor and implement.

- D. THAT Council, having provided an opportunity for persons to make their views respecting proposed by-law amendments known to the Council, approve, in principle, amendments to the SRA By-law generally in accordance with Appendix A of the Report dated June 22, 2020, entitled “SRO Revitalization Progress

Update and 2019 Low Income Housing Survey”, for the purposes of monitoring rent changes and mitigating speculation, as follows:

- (i) Amend Schedule A of the SRA By-Law to remove addresses in the SRA inventory that are no longer designated under the SRA By-Law;
- (ii) Replace all references to the Chief Housing Officer in the SRA By-Law with the General Manager of Arts, Culture and Community Services, or a delegate;
- (iii) Authorize the General Manager of Arts, Culture and Community Services, to obtain rent records maintained by the owner pertaining to each designated room;
- (iv) Add the provision of financial compensation based on length of tenure as a condition that may be required by Council or the General Manager of Arts, Culture and Community Services of approving an SRA permit in instances where a permanent resident is being displaced and the tenancy is terminated due to redevelopment or closure;
- (v) Add the provision of a flat rate payout of \$750 for moving expenses or payment of actual moving expenses as a condition that may be required by Council or the General Manager of Arts, Culture and Community Services of approving an SRA permit in instances where a permanent resident is being displaced and the tenancy is terminated due to redevelopment or closure;
- (vi) Add the provision of tenant relocation documentation that demonstrates that a tenant’s needs have been adequately met as a condition that may be required by Council or the General Manager of Arts, Culture and Community Services of approving an SRA permit in instances where a permanent resident is being displaced; and
- (vii) Increase the amount Council may require as a condition of approving an SRA permit from \$125,000 to \$230,000 to fund the costs of replacing a room that is being removed from the SRA By-law;

FURTHER THAT Council instruct the Director of Legal Services to bring forward for enactment a By-law amending the SRA By-law, generally in accordance with Appendix A of the above-noted Report.

7. Prohibition of “No Pets” Clauses in Rental Contracts (Member’s Motion B.2)

On October 6, 2020, Council referred the above-noted motion to the Standing Committee on Policy and Strategic Priorities meeting on October 7, 2020, in order to hear from speakers.

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

MOVED by Councillor Swanson
THAT the Committee recommend to Council

WHEREAS

1. Under the guidelines set forth by Provincial Health Officer Dr. Bonnie Henry, British Columbians have been strongly encouraged to practice physical distancing with all but one's own household. Social distancing is particularly difficult for seniors, under housed individuals, and those who live alone. It has become clear that pets can help ease this isolation;
2. COVID-19 has exacerbated an already existing problem: the current legislation discriminates against renters that have pets and are trying to find affordable housing in BC. The BC SPCA reports that "no pets" policies are the leading cause for surrender and abandonment of pets;
3. Ontario prohibited "no pets" policies in rental units, and this law has brought benefit to renters and pets for decades in Ontario. As the two provinces face similar pressures in rental housing, this model could be studied and applied within BC; and
4. The Renters' Advisory Committee has asked its liaison councillors to bring forward this resolution.

THEREFORE BE IT RESOLVED THAT Council ask the Mayor to advocate to the province for the prohibition of "no pets" clauses in rental contracts, and ask staff to look into what mechanisms the City can use to curb landlords' right to refuse rental on the basis of pet ownership.

CARRIED UNANIMOUSLY (Vote No. 06490)
(Councillors Bligh and Dominato absent for the vote)

8. Rent Forgiveness Program (Member's Motion B.3)

On October 6, 2020, Council referred the above-noted motion to the Standing Committee on Policy and Strategic Priorities meeting on October 7, 2020, in order to hear from speakers.

The Committee heard from one speaker in support of the motion.

MOVED by Councillor Swanson
THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver's Renters Advisory Committee has been watching City and Provincial support for renters closely during the COVID-19 State of Emergency in BC;
2. Many renters have lost income during this time, and as a result have struggled to pay their rent, and that this is particularly true in Vancouver, where according to the 2016 census 35% of renter households spend 30-99% of their income on housing;

3. The Committee is thankful that the BC government has announced (to date) that they will continue to ban evictions for non-payment of rent until August 31st, however, despite both provincial and federal financial assistance programs, there are many renters in Vancouver who are struggling to pay for housing (while also paying for other necessities);
4. Rents have not been forgiven, only delayed, even for those hardest hit by the pandemic;
5. Due to unemployment, among other factors, many renters will not be able to pay the accrued rent amount once the eviction ban is lifted, even with a provincial payment plan in place;
6. Loans from a “rent bank” to cover arrears, which must be paid back, can also put many renters at risk of ruinous rent debt through no fault of their own; and
7. The Renters’ Advisory Committee has asked its liaison councillors to bring forward this resolution.

THEREFORE BE IT RESOLVED THAT Council ask the Mayor to advocate for a rent forgiveness program to the Government of British Columbia for those who cannot pay their full rent due to financial impacts from the COVID-19 Pandemic;

FURTHER THAT accrual of further debt through “rent banks” are acknowledged as an unacceptable solution to missed rent payments due to the COVID-19 Pandemic.

CARRIED UNANIMOUSLY (Vote No. 06491)
(Councillors Bligh and Dominato absent for the vote)

9. Ensuring Equity for Speakers Using Translation (Member’s Motion B.4)

On October 6, 2020, Council referred the above-noted motion to the Standing Committee on Policy and Strategic Priorities meeting on October 7, 2020, in order to hear from speakers.

The Committee heard from one speaker in support of the motion.

MOVED by Councillor Swanson

WHEREAS

1. The City of Vancouver is committed to using an equity lens on social issues;
2. Vancouver is one of the most linguistically diverse cities in Canada;
3. The Procedure By-law No. 12577 - which outlines procedures for Council meetings, including speakers-limits all speakers to five minutes;
4. Therefore, speakers using translation must share their thoughts, experiences, and concerns in a shorter amount of time than those not using translation;
5. This limits the amount that Council can hear from speakers who use translation and who may be directly impacted by Council decisions;

6. This inequity has been raised by speakers before Council who are or who work with seniors, migrants, Indigenous people, and/or low-income people who don't speak English; and
7. The City of Vancouver's 2010 Seniors in Vancouver report states that "Vancouver's diversity means that both government and community services need to [...] provide enhanced supports to address language and cultural barriers".

THEREFORE BE IT RESOLVED THAT Council direct staff to prepare for consideration at a future Council meeting amendments to the Procedure By-law No. 12577, including sections 7.5, 13.18 and 13.20 and elsewhere as necessary, to provide speakers using translation or interpretation services with up to ten minutes to speak to Council.

out of order

Councillor Kirby-Yung rose on a Point of Order under section 4.5 of the *Procedure By-law*, and sought clarification on whether the motion is in order as a similar motion was passed by Council at a previous meeting.

* * * * *

The Committee recessed on October 15, 2020, at 11:04 am, and reconvened at 11:10 am.

* * * * *

Following the recess, the Chair ruled the motion out of order under section 8.7 (d) of the *Procedure By-law*, as it conflicts with a previous motion passed by Council and that work is already underway.

10. Calling on the Federal and Provincial Governments to Make Emancipation Day an Official Holiday (Member's Motion B.5)

On October 6, 2020, Council referred the above-noted motion to the Standing Committee on Policy and Strategic Priorities meeting on October 7, 2020, in order to hear from speakers.

As the registered speakers were not available, the Committee began debate and decision.

MOVED by Councillor Swanson
THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver recognized August 1 as Emancipation Day this year;
2. Emancipation Day recognizes the day that slavery was officially ended in the British Empire in 1834 before Canada was a separate country from Britain;

3. On August 1, 1834, only enslaved children below the age of six were freed. Enslaved people older than six years of age were “assistants” and required to work 40 hours per week without pay, as part of compensation payment to their prior owners. Full release from slave labour happened at 12 PM on July 31, 1838, just about four years later;
4. Making Emancipation Day a federal holiday would help confront the legacy of slavery and white supremacy. As recent months have shown, this is something our country and society sorely needs;
5. Canadian history is taught in schools from a Eurocentric viewpoint that overlooks or minimizes the human rights infringements against Black and Indigenous people, while students learn about white European explorers rather than the Black and Indigenous people they enslaved and colonized;
6. A major piece of recognizing Emancipation Day is discussing the numerous areas of Canada's past that regularly don't make it into the "typical" history-class educational program;
7. Even after emancipation, Black people were and are targeted with discrimination, prejudice, and murder;
8. Emancipation Day is also about reflecting on our present, taking the time to examine the current circumstances and remembering why Black lives matter and what concrete steps we can take to end systemic racism;
9. Emancipation Day is about learning Canada's collective history - not rewriting that history but telling a more complete history that includes the history of slavery and systemic discrimination;
10. Emancipation Day questions why slavery happened in the first place, and it is also about fighting to end systemic racism for this and future generations;
11. Recognizing Emancipation day helps teach the next generation about the shameful parts of the past that must not be repeated;
12. Slavery and segregation created circumstances of marginalization, a cycle of unequal access, lost opportunities and systemic poverty. Even after slavery was abolished in Canada, Black people continue to be devalued with subpar health care, education and lack of employment opportunities. Communities were legally segregated, creating significant barriers to economic success; and
13. As the City's Emancipation Day proclamation acknowledged, local Black communities have worked and continue to work to bring awareness to these present and historical realities, and there is a contemporary campaign to declare a National Emancipation Day in Canada.

THEREFORE BE IT RESOLVED

- A. THAT City Council direct the Mayor to write to the Province of British Columbia to call for Emancipation Day on August 1st to be recognized as a holiday.
- B. THAT City Council direct the Mayor to write to the Government of Canada to call for Emancipation Day on August 1st to be recognized as a holiday.

CARRIED UNANIMOUSLY (Vote No. 06492)

11. Endorsement of the Fossil Fuel Non-Proliferation Treaty (Member's Motion B.6)

On October 6, 2020, Council referred the above-noted motion to the Standing Committee on Policy and Strategic Priorities meeting on October 7, 2020, in order to hear from speakers.

Councillor Carr relinquished the Chair to Councillor Kirby-Yung, Vice-Chair, in order to participate in discussion and decision on Item 11, and resumed the Chair upon completion.

The Committee heard from three speakers in support

* * * * *

At 11:53 am, on October 15, 2020, it was

MOVED by Councillor Boyle

THAT the meeting be extended to finish speakers on Item 11, reconvene in Council to deal with urgent matters, and recess for lunch.

**CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY**

The Committee recessed at 12:05 pm on October 15, 2020, and reconvened at 1:13 pm.

* * * * *

**MOVED by Councillor Carr
THAT the Committee recommend to Council**

WHEREAS

- 1. The scientific consensus is clear that human activities are primarily responsible for accelerating global climate change, and that the climate crisis now represents one of the preeminent threats to global civilization;
- 2. The Intergovernmental Panel on Climate Change reported in 2018 that we must achieve net zero in greenhouse gas emissions by the middle of this century in order to have a reasonable chance of limiting global warming to 1.5 degrees Celsius;

3. Changes in Vancouver's climate are already being felt through hotter, drier summers, increased exposure to wildfire smoke, warmer, wetter winters, and with rising sea levels;
4. Our entire community is impacted by the health and safety risks of fossil fuel expansion, particularly those who also face socioeconomic and health inequities, including low-income families, those experiencing homelessness, People of Colour and Indigenous people, youth, seniors, those experiencing mental and physical disabilities, and people with health conditions;
5. Our youth and future generations have the most to lose from a lack of immediate action to stop fossil fuel expansion as they face major and lifelong health, ecological, social, and economic impacts from prolonged and cumulative effects of climate change, including food and water shortages, infectious diseases, and natural disasters;
6. The Paris Climate Agreement is silent on coal, oil and gas, an omission with respect to the supply and production of fossil fuels (the largest source of GHGs) that needs to be collectively addressed by other means; and
7. Global governments and the fossil fuel industry are currently planning to produce about 120% more emissions by 2030 than what is needed to limit warming to 1.5°C and avert catastrophic climate disruption, and such plans risk undoing the work of our city to reduce GHG emissions;
8. The fossil fuel industry is currently claiming over 50% of COVID recovery funding from senior levels of government in the G20, thereby siphoning away recovery funding badly needed by cities and other industries;
9. The construction of new fossil fuel infrastructure and expanded reliance on fossil fuels exposes communities to untenable risks to public health and safety at the local and global levels;
10. The economic opportunities presented by a clean energy transition far outweigh the opportunities presented by an economy supported by expanding fossil fuel use and extraction;
11. Our community is committed through our Climate Emergency Response to a just energy transition and to appropriate investments that offset the impacts of evolving industries and employment as well as appropriate investments that are needed to respond to current climate impacts and reduce future climate change;
12. The City of Vancouver recognizes that it is the urgent responsibility and moral obligation of wealthy fossil fuel producers to lead in putting an end to fossil fuel development and to manage the decline of existing production; and
13. A new global initiative is underway calling for a Fossil Fuel Non-Proliferation Treaty that would end new fossil fuel exploration and expansion, phase out existing production in line with the global commitment to limit warming to 1.5°C, and accelerate equitable transition plans.

THEREFORE BE IT RESOLVED THAT the City of Vancouver formally endorses the call for a Fossil Fuel Non-Proliferation Treaty;

FURTHER THAT the Mayor, on behalf of Council and the City of Vancouver, send a letter from the Mayor to the Prime Minister of Canada and the Premier of B.C. urging the Canadian and B.C. governments to support the global initiative for a Fossil Fuel Non-Proliferation Treaty;

FURTHER THAT staff be directed to consider actions in the Climate Emergency Action Plan to reduce fossil fuel supply within Vancouver's jurisdiction, such as supporting conversion of the energy supplied by gas/diesel stations and the fossil (natural) gas distribution system to low carbon alternatives;

AND FURTHER THAT the City of Vancouver affirms its ongoing commitment to the goals of the Paris Climate Agreement and the Green House Gas (GHG) reduction targets as called for by the Intergovernmental Panel on Climate Change (IPCC), and aspires to meet its proportionate greenhouse gas reductions.

CARRIED UNANIMOUSLY (Vote No. 06493)

12. A Closer Look at Tiny Homes and Shelters (Member's Motion B.7)

On October 6, 2020, Council referred the above-noted motion to the Standing Committee on Policy and Strategic Priorities meeting on October 7, 2020, in order to hear from speakers.

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

MOVED by Councillor Fry
THAT the Committee recommend to Council

WHEREAS

1. Vancouver faces a scarcity of affordable housing;
2. Through work on City Wide Plan, Housing Vancouver Strategy, and Making Room Housing Program the City of Vancouver seeks to add more housing choices to accommodate a broad range of incomes, occupations, and households at all stages of life across the city;
3. Tiny homes and shelters are small single dwellings, typically under 50 m², and constructed to facilitate affordability and environmental sustainability. Typology includes:
 - a. Mobile tiny homes, typically factory-built on trailer beds and often certified as Recreational Vehicles afford a degree of portability and thus aren't site dependent (example: Vancouver-based manufacturer Mint Tiny Homes <https://www.minttinyhomes.com>);
 - b. Fixed tiny homes, typically built as detached or semi-detached structures on a slab or post and pier foundation allow for more site-specific and custom construction options. (example: Tiny Society: Tiny Houses on Foundations <https://www.tinysociety.co/articles/tiny-houses-on->

- foundations);
- c. Temporary modular shelters, are built from pre-fabricated components that can be deployed rapidly and relatively inexpensively, with beds, wiring, insulation, egress and security often for just a few thousand dollars. (example: Seattle-based Pallet Shelter <https://www.palletshelter.com>);
4. Tiny homes and shelters have been enabled in other jurisdictions on private and public land; in partnership with NGO, community, and religious groups; and in market, co-op and supportive housing models to provide a vital part of the housing continuum, and often as an affordable, practical and rapid deployment option for under housed populations;
 - a. Opportunity Village in Eugene, Dignity Village in Portland Oregon are successful examples of intentional transitional communities of tiny houses on public land, with congregate kitchen, bathroom and shower facilities that provide a housing first solution for people facing homelessness. (<http://www.vancouver.sun.com/life/Pete+McMartin+Portland+micro+approach+housing+homeless/10329522/story.html>);
 - b. Homes for Heroes Foundation has built a fifteen unit co-housing model for homeless veterans in Calgary. (<https://www.businessinsider.com/tiny-home-village-for-homeless-veterans-calgary-canada-2019-11>);
 5. In Vancouver, the construction of shelters and dwelling units, whether built on site or in a factory are variously regulated by:
 - a. The National Building Code of Canada;
 - b. Canadian Standards Association (CSA);
 - c. BC Building Code (BCBC); and
 - d. Vancouver Building By-Law 12511;
 6. In Vancouver, the regulation of land-use, development permit requirements and establishment of zoning districts are variously regulated by the Zoning and Development By-Law 3575;
 7. Currently, neither the Vancouver Building By-law 12511 nor the Zoning and Development By-law 3575 support the building and permitting of tiny homes or shelters;
 8. Some code authorities and local governments are revisiting their respective building by-law codes to better support tiny homes and shelters. Building codes for on-site and factory built tiny homes and shelters variously provide for minimum floor space, room size, life safety, anchorage or foundation, climate control and building envelope. Some jurisdictions have modernized their building codes to support the construction of tiny homes and shelters, for example:
 - a. International Residential Code (2018) - Appendix Q: Tiny Houses <https://codes.iccsafe.org/content/IRC2018/appendix-q-tiny->

- houses?site_type=public
Advises Maximum size (37 m²), emergency escapes and rescue openings, headroom, lofts and stairs, etc;
- b. Ontario Building Code “Build or Buy a Tiny Home” (2019)
https://files.ontario.ca/mmah_tiny_homes_en_20191129.pdf
Advises Minimum size (17.5 m²) and building standards;
9. Local governments are revisiting their respective zoning policies to better support tiny homes and shelters. Zoning policies to support tiny homes and shelters variously accommodate new land use models and building forms. Some jurisdictions have modernized their zoning regulations to support the permitting of tiny homes and shelters, for example:
- a. San Diego “Movable Tiny Houses Municipal Code Amendment” (2020)
https://www.sandiego.gov/sites/default/files/dsd_pc_20-017_movable_tiny_houses.pdf;
Amendments to San Diego Municipal Code to support “Companion units, junior units, and movable tiny houses” in Residential, Agricultural-Residential zones and in specific district regulations;
- b. City of Edmonton enables ‘tiny homes’ through zoning by-law change (2019)
<https://canada.constructconnect.com/joc/news/government/2019/12/city-of-edmonton-enables-tiny-homes-through-zoning-by-law-change>
New zoning regulations to permit tiny home communities and infills as a “missing middle” housing allowance;
10. In June 2019, Council unanimously passed the motion “Transparent Process and Taxation for Land Banks Repurposed as Temporary Recreational Properties” with direction for staff to report back with recommendations for conditional conversions of development sites for temporary use as “recreational property.” BC Assessment classifies land according to its use, and the city applies a mill rate to the classification to determine taxes, for example:
- a. The 2020 mill rate for Class 6 Business, other is \$6.73 per \$1,000 of assessed value;
- b. The 2020 mill rate for Class 8 Recreational Property, Non-profit Organization (Community Gardens) is \$2.63 per \$1,000 of assessed value;
- c. The 2020 mill rate for Class 3 Supportive Housing (Cabinet designation, for people homeless or at risk of homelessness) is \$0.14 per \$1,000 of assessed value;
11. On September 14 2020, Council directed staff to report back on the feasibility and costs of options to accelerate the creation of emergency housing for homeless Vancouver residents, including “Establishing temporary tiny house villages on vacant public or private land”.

THEREFORE BE IT RESOLVED

- A. THAT Council direct the Office of the Chief Building Official (CBO) and General Manager of Planning, Urban Design, and Sustainability to report back with analysis for potential implementation of Tiny Homes and Shelters.
- B. THAT Council direct staff to report back with recommendations of possible changes to Building By-law to support tiny homes and shelters, that consider:
 - i. Minimum and maximum sizes, life safety and livability;
 - ii. Options for congregate settings and shared facilities like showers, washrooms and kitchens; and
 - iii. Options for mobile, fixed, and temporary modular tiny homes and shelters.
- C. THAT Council direct staff to report back with recommendations of possible changes to Zoning and Development By-law, that consider:
 - i. Temporary and semi-permanent location of Tiny Homes and Shelters in R-, C-, and I- zones;
 - ii. Options for infill and secondary units; and
 - iii. Options for mobile units in parking lots.
- D. THAT Council direct staff to report back with any legal and public engagement considerations that include:
 - i. Options for temporary zoning of vacant pre-development sites that might facilitate their use as tiny house villages and facilitate their property assessment as Class 3 - Supportive Housing, or Class 8 - Recreational not for profit, much like the current practice of temporary community gardens on vacant pre-development sites; and
 - ii. Best practices and obligations for public engagement on respective zoning and by-law changes, as well as any specific permanent and temporary installations.

amended

AMENDMENT MOVED by Councillor Dominato

THAT the motion be amended to add the following paragraphs as the end:

THAT Council direct staff, in partnership with a non-profit or faith-based organization, to establish a Tiny Home Village (THV) demonstration project this winter (Q4 2020/Q1 2021), at an appropriate scale for deployment on City owned land, vacant development sites or other private/non-profit land;

FURTHER THAT the demonstration project test multiple village module types, including a minimal “shelter” version, and with personal washroom/shower facilities if possible;

AND FURTHER THAT staff monitor the demonstration project over the winter and report back to Council at the beginning of Q3 2021 on the cost effectiveness, speed of deployment, and merit of a THV program as a means to address chronic homelessness, as well as contribute to the broader housing mix.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Boyle

THAT the amendment be amended in the first paragraph as follows:

- strike the words “directs staff, in partnership with a non-profit or faith-based organization, to” and replace with the words “requests staff report back on the cost, feasibility, and partnerships required to”;
- strike the words “(Q4 2020/Q1 2021)”.

LOST (Vote No. 06494)

(Councillors Carr, Bligh, De Genova, Dominato, Fry, Hardwick, Kirby-Yung, Swanson and Wiebe opposed)

AMENDMENT TO THE AMENDMENT MOVED by Councillor Fry

THAT the amendment be amended in the first paragraph as follows:

- strike the words “this winter (Q4 2020/Q1 2021),” and replace with the words “as soon as possible and”;
- add the words “and configuration that prioritizes shelter, life-safety and community” after the word “scale”;

FURTHER THAT the amendment be amended in the third paragraph to strike the words “at the beginning of Q3 2021”, and replace with the words “as soon as possible”.

CARRIED UNANIMOUSLY (Vote No. 06495)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 06496).

AMENDMENT MOVED by Councillor Wiebe

THAT the motion be amended to add the following paragraph at the end:

THAT Council request staff to include the feasibility of a 100 Tiny Homes (Accessory Dwelling Unit) Pilot Project for private property, in the Fall public consultation on affordable housing solutions and include it in the 2021 report back to Council.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Fry

THAT the amendment be amended as follows:

- add the words “for private properties” after the words “(Accessory Dwelling Unit)”;
- strike the words “for private property”.

CARRIED UNANIMOUSLY (Vote No. 06497)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 06498).

The amendments having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 6499).

FINAL MOTION AS APPROVED

WHEREAS

1. Vancouver faces a scarcity of affordable housing;
2. Through work on City Wide Plan, Housing Vancouver Strategy, and Making Room Housing Program the City of Vancouver seeks to add more housing choices to accommodate a broad range of incomes, occupations, and households at all stages of life across the city;
3. Tiny homes and shelters are small single dwellings, typically under 50 m², and constructed to facilitate affordability and environmental sustainability. Typology includes:
 - a. Mobile tiny homes, typically factory-built on trailer beds and often certified as Recreational Vehicles afford a degree of portability and thus aren't site dependent (example: Vancouver-based manufacturer Mint Tiny Homes <https://www.minttinyhomes.com>);
 - b. Fixed tiny homes, typically built as detached or semi-detached structures on a slab or post and pier foundation allow for more site-specific and custom construction options. (example: Tiny Society: Tiny Houses on Foundations <https://www.tinysociety.co/articles/tiny-houses-on-foundations>);
 - c. Temporary modular shelters, are built from pre-fabricated components that can be deployed rapidly and relatively inexpensively, with beds, wiring, insulation, egress and security often for just a few thousand dollars. (example: Seattle-based Pallet Shelter <https://www.palletshelter.com>);
4. Tiny homes and shelters have been enabled in other jurisdictions on private and public land; in partnership with NGO, community, and religious groups; and in market, co-op and supportive housing models to provide a vital part of the housing continuum, and often as an affordable, practical and rapid deployment option for under housed populations;

- a. Opportunity Village in Eugene, Dignity Village in Portland Oregon are successful examples of intentional transitional communities of tiny houses on public land, with congregated kitchen, bathroom and shower facilities that provide a housing first solution for people facing homelessness. (<http://www.vancouver.sun.com/life/Pete+McMartin+Portland+micro+approach+housing+homeless/10329522/story.html>);
 - b. Homes for Heroes Foundation has built a fifteen unit co-housing model for homeless veterans in Calgary. (<https://www.businessinsider.com/tiny-home-village-for-homeless-veterans-calgary-canada-2019-11>);
5. In Vancouver, the construction of shelters and dwelling units, whether built on site or in a factory are variously regulated by:
 - a. The National Building Code of Canada;
 - b. Canadian Standards Association (CSA);
 - c. BC Building Code (BCBC); and
 - d. Vancouver Building By-Law 12511;
6. In Vancouver, the regulation of land-use, development permit requirements and establishment of zoning districts are variously regulated by the Zoning and Development By-Law 3575;
7. Currently, neither the Vancouver Building By-law 12511 nor the Zoning and Development By-law 3575 support the building and permitting of tiny homes or shelters;
8. Some code authorities and local governments are revisiting their respective building by-law codes to better support tiny homes and shelters. Building codes for on-site and factory built tiny homes and shelters variously provide for minimum floor space, room size, life safety, anchorage or foundation, climate control and building envelope. Some jurisdictions have modernized their building codes to support the construction of tiny homes and shelters, for example:
 - a. International Residential Code (2018) - Appendix Q: Tiny Houses https://codes.iccsafe.org/content/IRC2018/appendix-q-tiny-houses?site_type=public
Advises Maximum size (37 m²), emergency escapes and rescue openings, headroom, lofts and stairs, etc;
 - b. Ontario Building Code "Build or Buy a Tiny Home" (2019) https://files.ontario.ca/mmah_tiny_homes_en_20191129.pdf
Advises Minimum size (17.5 m²) and building standards;
9. Local governments are revisiting their respective zoning policies to better support tiny homes and shelters. Zoning policies to support tiny homes and shelters variously accommodate new land use models and building forms. Some jurisdictions have modernized their zoning regulations to support the permitting of tiny homes and shelters, for example:

- a. San Diego “Movable Tiny Houses Municipal Code Amendment” (2020)
https://www.sandiego.gov/sites/default/files/dsd_pc_20-017_movable_tiny_houses.pdf;
Amendments to San Diego Municipal Code to support “Companion units, junior units, and movable tiny houses” in Residential, Agricultural-Residential zones and in specific district regulations;
 - b. City of Edmonton enables ‘tiny homes’ through zoning by-law change (2019)
<https://canada.constructconnect.com/joc/news/government/2019/12/city-of-edmonton-enables-tiny-homes-through-zoning-by-law-change>
New zoning regulations to permit tiny home communities and infills as a “missing middle” housing allowance;
10. In June 2019, Council unanimously passed the motion “Transparent Process and Taxation for Land Banks Repurposed as Temporary Recreational Properties” with direction for staff to report back with recommendations for conditional conversions of development sites for temporary use as “recreational property.” BC Assessment classifies land according to its use, and the city applies a mill rate to the classification to determine taxes, for example:
- a. The 2020 mill rate for Class 6 Business, other is \$6.73 per \$1,000 of assessed value;
 - b. The 2020 mill rate for Class 8 Recreational Property, Non-profit Organization (Community Gardens) is \$2.63 per \$1,000 of assessed value;
 - c. The 2020 mill rate for Class 3 Supportive Housing (Cabinet designation, for people homeless or at risk of homelessness) is \$0.14 per \$1,000 of assessed value;
11. On September 14 2020, Council directed staff to report back on the feasibility and costs of options to accelerate the creation of emergency housing for homeless Vancouver residents, including “Establishing temporary tiny house villages on vacant public or private land”.

THEREFORE BE IT RESOLVED

- A. THAT Council direct the Office of the Chief Building Official (CBO) and General Manager of Planning, Urban Design, and Sustainability to report back with analysis for potential implementation of Tiny Homes and Shelters.
- B. THAT Council direct staff to report back with recommendations of possible changes to the *Building By-law* to support tiny homes and shelters, that consider:
 - i. Minimum and maximum sizes, life safety and livability;
 - ii. Options for congregate settings and shared facilities like showers, washrooms and kitchens; and

- iii. Options for mobile, fixed, and temporary modular tiny homes and shelters.
- C. THAT Council direct staff to report back with recommendations of possible changes to the *Zoning and Development By-law*, that consider:
- i. Temporary and semi-permanent location of Tiny Homes and Shelters in R-, C-, and I- zones;
 - ii. Options for infill and secondary units; and
 - iii. Options for mobile units in parking lots.
- D. THAT Council direct staff to report back with any legal and public engagement considerations that include:
- i. Options for temporary zoning of vacant pre-development sites that might facilitate their use as tiny house villages and facilitate their property assessment as Class 3 - Supportive Housing, or Class 8 - Recreational not for profit, much like the current practice of temporary community gardens on vacant pre-development sites; and
 - ii. Best practices and obligations for public engagement on respective zoning and by-law changes, as well as any specific permanent and temporary installations.
- E. THAT Council direct staff, in partnership with a non-profit or faith-based organization, to establish a Tiny Home Village (THV) demonstration project as soon as possible and at an appropriate scale and configuration that prioritizes shelter, life-safety and community for deployment on City owned land, vacant development sites or other private/non-profit land;
- FURTHER THAT the demonstration project test multiple village module types, including a minimal “shelter” version, and with personal washroom/shower facilities if possible;
- AND FURTHER THAT staff monitor the demonstration project over the winter and report back to Council as soon as possible on the cost effectiveness, speed of deployment, and merit of a THV program as a means to address chronic homelessness, as well as contribute to the broader housing mix.
- F. THAT Council request staff to include the feasibility of a 100 Tiny Homes (Accessory Dwelling Unit) for private properties Pilot Project in the fall public consultation on affordable housing solutions and include it in the 2021 report back to Council.

13. Improving the Circularity of Vancouver’s Economy (Member’s Motion B.8)

On October 6, 2020, Council referred the above-noted motion to the Standing Committee on Policy and Strategic Priorities meeting on October 7, 2020, in order to hear from speakers.

The Committee heard from 14 speakers in support of the motion.

MOVED by Councillor Wiebe
THAT the Committee recommend to Council

WHEREAS

1. According to the World Economic Forum, a circular economy is an industrial system that is restorative or regenerative by intention and design. It replaces the end-of-life concept with restoration, shifts towards the use of renewable energy, eliminates the use of toxic chemicals, which impair reuse and return to the biosphere, and aims for the elimination of waste through the superior design of materials, products, systems, and business models;
2. Indigenous peoples have lived according to such concepts for thousands of years, abiding by laws of nature relating to tides and seasons, waters and ecosystems to ensure longevity, abundance and reciprocity;
3. Cities around the world have adopted citywide circular strategies, including Paris, London, Seoul, Copenhagen, Rotterdam, Helsinki, Brussels, Tel Aviv, and Cape Town. For the City of Vancouver, improving circularity could offer a post-COVID “solution to the growing problem of waste, while also offering an opportunity to generate economic growth, increase the number of local green and inclusive jobs, encourage innovation, reduce GHG emissions, and contribute to the city’s goal to be the greenest city in the world.” ^[i]
4. According to the Ellen Macarthur Foundation, there are various policy measures city governments can use to bring about circular economy transitions including, urban planning, regulations, public procurement, capacity building, engagement, awareness raising and financial support. These policies are “underpinned by a transition to renewable energy sources, the circular model builds economic, natural, and social capital. It is based on three principles: design out waste and pollution; keep products and materials in use; regenerate natural systems.” ^[ii];
5. Key circular economy strategies include reuse and repair models, waste minimization and elimination, circular supply-chains, materials recovery, product life extension, more efficient use of goods and assets, renewable energy generation, blue-green infrastructure, and technological innovations. Many departments in the City have already successfully implemented circular models in their operations such as generating energy from our sewage, asphalt recovery, and gas capture from landfill to power City vehicles;
6. Vancouver is one of the signatories of C40 Cities and has committed to the following goals to help move towards circularity:
 - a. Reduce the municipal solid waste generation per capita by at least 15% by 2030 compared to 2015;
 - b. Reduce the amount of municipal solid waste disposed to landfill and incineration by at least 50% by 2030 compared to 2015;
 - c. Increase the diversion rate away from landfill and incineration to at least 70% by 2030;

7. Council approved the Climate Emergency Action Plan, Healthy City Strategy, and the COVID Recovery Plan, all of which identify the need for local, sustainable, circular models to address the current climate crisis, enhance local food security and bolster economic recovery;
8. The City of Vancouver continuously updates its Green Demolition by-law to increase the rate of deconstruction, reuse, recycling, and salvaging of building materials such as old growth lumber;
9. Council approved the False Creek Flats Plan and the Flats Economic Development Strategy on May 17, 2017, that includes recommendations for enhancing circular economy activity in this central industrial area to increase resilience, shorten supply chains, adopt innovative solutions, densify industrial lands, decrease long range transportation needs, and increase green jobs;
10. Recently Metro Vancouver Board of Directors unanimously passed the region's Industrial Land Strategy and Council approved the motion Accelerating Action on Industrial Affordability that directed staff to undertake actions that will serve to protect the loss of industrial land in the city, improve accessibility and affordability of industrial spaces, support greater circular economy activity; and
11. Growing evidence shows that the transition to a more circular economy drives job growth, specifically green and inclusive jobs, because managing and handling materials for reuse requires manual labour and more complex processes than simply landfilling or incineration of waste resources; "for every 10,000 tonnes of resources that is recycled instead of being incinerated, 36 additional jobs are created." ^[iii].

THEREFORE BE IT RESOLVED THAT Council direct staff to prioritize the following circular principles and objectives in citywide decision making and include this information in reports to Council:

- i. Design out waste and pollution;
- ii. Keep products and materials in use;
- iii. Regenerate natural and Indigenous systems;

FURTHER THAT Council direct staff to:

- i. Collaborate with local First Nations and urban Indigenous communities to apply learnings of decolonization in designing circular policies and models that work in balance with the natural world;
- ii. Apply the objectives of the circular economy to prioritize steps and projects that align with existing City of Vancouver policies, strategies, and actions;
- iii. Report annually to Council, with the VEC, on progress made toward a circular economy through ongoing City policies, strategies, and actions. The report should include identification of areas, policies and programs that would benefit from additional attention, be it staffing, resourcing, new partnerships, or other forms of support that would serve to grow or accelerate circularity;

- iv. Work with VEC to track and record circular economy strategies, policies, and programs in other jurisdictions and Nations that can serve as inspiration for advancing Vancouver's circular economy; the record should include intelligence from C40, World Circular Economy Forum, Sitra (Finland), Federation of Canadian Municipalities, Circular Economy Solutions Series (from Delphi Group), The Natural Step Canada, Circle Economy, and more as identified over time;
- v. Support and facilitate ongoing circular work and models being delivered by local green innovators, First Nations, businesses, and organizations, including: de-construction hub, local food rescue and food waste recovery, share repair reuse models, materials recovery hubs, textile recovery, refurbishing, material repurposing and refurbishing;
- vi. Explore COVID-19 Recovery opportunities with other orders of government to identify economic and funding opportunities to increase circularity in Vancouver, such as training, skills development and employment opportunities for individuals experiencing barriers to meaningful employment; integrated localized energy, waste and water management systems, materials recovery and conversion.

amended

^[i] [Municipality-led circular economy case studies](#), C40 Cities, January 18, 2019,

^[ii] <https://www.ellenmacarthurfoundation.org/our-work/activities/circular-economy-in-cities/policy-lever>

^[iii] https://www.vancouvereconomic.com/blog/vecs_take/creating-a-circular-economy-in-vancouver-through-government-action/

AMENDMENT MOVED by Councillor Fry

THAT the motion be amended in the first paragraph as follows:

- add the words “to develop a strategy” after the word “staff”;

FURTHER THAT the motion be amended in the second paragraph as follows:

- add the words “in developing and implementing this strategy” after the word “THAT”;

AND FURTHER THAT the motion be amended in the second paragraph under i as follows:

- add the words “people with disabilities, IBPOC, ethno-cultural communities,” after the word “with”;
- add the words “lived experience and” after the word “of”;

CARRIED UNANIMOUSLY (Vote No. 06500)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 06501).

FINAL MOTION AS APPROVED

WHEREAS

1. According to the World Economic Forum, a circular economy is an industrial system that is restorative or regenerative by intention and design. It replaces the end-of-life concept with restoration, shifts towards the use of renewable energy, eliminates the use of toxic chemicals, which impair reuse and return to the biosphere, and aims for the elimination of waste through the superior design of materials, products, systems, and business models;
2. Indigenous peoples have lived according to such concepts for thousands of years, abiding by laws of nature relating to tides and seasons, waters and ecosystems to ensure longevity, abundance and reciprocity;
3. Cities around the world have adopted citywide circular strategies, including Paris, London, Seoul, Copenhagen, Rotterdam, Helsinki, Brussels, Tel Aviv, and Cape Town. For the City of Vancouver, improving circularity could offer a post-COVID “solution to the growing problem of waste, while also offering an opportunity to generate economic growth, increase the number of local green and inclusive jobs, encourage innovation, reduce GHG emissions, and contribute to the city’s goal to be the greenest city in the world.”^[i]
4. According to the Ellen Macarthur Foundation, there are various policy measures city governments can use to bring about circular economy transitions including, urban planning, regulations, public procurement, capacity building, engagement, awareness raising and financial support. These policies are “underpinned by a transition to renewable energy sources, the circular model builds economic, natural, and social capital. It is based on three principles: design out waste and pollution; keep products and materials in use; regenerate natural systems.”^[ii];
5. Key circular economy strategies include reuse and repair models, waste minimization and elimination, circular supply-chains, materials recovery, product life extension, more efficient use of goods and assets, renewable energy generation, blue-green infrastructure, and technological innovations. Many departments in the City have already successfully implemented circular models in their operations such as generating energy from our sewage, asphalt recovery, and gas capture from landfill to power City vehicles;
6. Vancouver is one of the signatories of C40 Cities and has committed to the following goals to help move towards circularity:
 - a. Reduce the municipal solid waste generation per capita by at least 15% by 2030 compared to 2015;
 - b. Reduce the amount of municipal solid waste disposed to landfill and incineration by at least 50% by 2030 compared to 2015;
 - c. Increase the diversion rate away from landfill and incineration to at least 70% by 2030;

7. Council approved the Climate Emergency Action Plan, Healthy City Strategy, and the COVID Recovery Plan, all of which identify the need for local, sustainable, circular models to address the current climate crisis, enhance local food security and bolster economic recovery;
8. The City of Vancouver continuously updates its Green Demolition by-law to increase the rate of deconstruction, reuse, recycling, and salvaging of building materials such as old growth lumber;
9. Council approved the False Creek Flats Plan and the Flats Economic Development Strategy on May 17, 2017, that includes recommendations for enhancing circular economy activity in this central industrial area to increase resilience, shorten supply chains, adopt innovative solutions, densify industrial lands, decrease long range transportation needs, and increase green jobs;
10. Recently Metro Vancouver Board of Directors unanimously passed the region's Industrial Land Strategy and Council approved the motion Accelerating Action on Industrial Affordability that directed staff to undertake actions that will serve to protect the loss of industrial land in the city, improve accessibility and affordability of industrial spaces, support greater circular economy activity; and
11. Growing evidence shows that the transition to a more circular economy drives job growth, specifically green and inclusive jobs, because managing and handling materials for reuse requires manual labour and more complex processes than simply landfilling or incineration of waste resources; "for every 10,000 tonnes of resources that is recycled instead of being incinerated, 36 additional jobs are created." ^[iii].

THEREFORE BE IT RESOLVED THAT Council direct staff to develop a strategy to prioritize the following circular principles and objectives in citywide decision making and include this information in reports to Council:

- i. Design out waste and pollution;
- ii. Keep products and materials in use;
- iii. Regenerate natural and Indigenous systems;

FURTHER THAT in developing and implementing this strategy Council direct staff to:

- i. Collaborate with people with disabilities, IBPOC, ethno-cultural communities, local First Nations and urban Indigenous communities to apply learnings of lived experience and decolonization in designing circular policies and models that work in balance with the natural world;
- ii. Apply the objectives of the circular economy to prioritize steps and projects that align with existing City of Vancouver policies, strategies, and actions;
- iii. Report annually to Council, with the Vancouver Economic Commission (VEC), on progress made toward a circular economy through ongoing City policies, strategies, and actions. The report should include identification of areas, policies and programs that would benefit from

- additional attention, be it staffing, resourcing, new partnerships, or other forms of support that would serve to grow or accelerate circularity;
- iv. Work with VEC to track and record circular economy strategies, policies, and programs in other jurisdictions and Nations that can serve as inspiration for advancing Vancouver's circular economy; the record should include intelligence from C40, World Circular Economy Forum, Sitra (Finland), Federation of Canadian Municipalities, Circular Economy Solutions Series (from Delphi Group), The Natural Step Canada, Circle Economy, and more as identified over time;
 - v. Support and facilitate ongoing circular work and models being delivered by local green innovators, First Nations, businesses, and organizations, including: de-construction hub, local food rescue and food waste recovery, share repair reuse models, materials recovery hubs, textile recovery, refurbishing, material repurposing and refurbishing;
 - vi. Explore COVID-19 Recovery opportunities with other orders of government to identify economic and funding opportunities to increase circularity in Vancouver, such as training, skills development and employment opportunities for individuals experiencing barriers to meaningful employment; integrated localized energy, waste and water management systems, materials recovery and conversion.

* * * * *

The Committee recessed at 4:48 pm, on October 15, 2020, and reconvened at 6:01 pm.

* * * * *

14. Sustaining Public Safety as a Core Service in the City of Vancouver (Member's Motion B.9)

On October 6, 2020, Council referred the above-noted motion to the Standing Committee on Policy and Strategic Priorities meeting on October 7, 2020, in order to hear from speakers.

The Committee heard from six speakers in support of the motion, one speaker in opposition to the motion and one speaker regarding other aspects related to the motion.

MOVED by Councillor De Genova
THAT the Committee recommend to Council

WHEREAS

1. Public Safety is a core service and the *Vancouver Charter* states in Section 481. "it is the duty of the city to bear the expense necessary to: (a) generally maintain law and order in the city";
2. The Four Pillars Drug Strategy policy was adopted in Vancouver in the 1990's and supported by different governments, over several terms. The Four pillars include: Harm Reduction, Prevention, Treatment and Enforcement;

3. Recently the Vancouver Police Department (VPD) confirmed several serious violent crimes including serious assaults, home invasions, robberies and threatening behaviour. In some cases, victims include children and people experiencing homelessness;
4. September 17, 2020, VPD confirmed in a media release “The increase in overall violent crime (5.2 per cent) was driven by a 21.7 per cent increase in the most serious assaults.”; and
5. Neighborhoods including Strathcona, Yaletown and Chinatown have faced significantly higher rates of violent crime, reported by VPD. The police have also confirmed they are hearing public safety concerns from business owners and residents.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to organize a Special Meeting of Council, with a focus on hearing from residents and community delegations and understanding concerns related to public safety and violent crime citywide;

FURTHER THAT Council direct staff to:

- i. Invite executive staff from the following city departments, agencies, and levels of government, to participate with a presentation, including but not limited to:
 - The City of Vancouver:
 - Homeless Outreach Team and Social Policy;
 - Streets and Sanitation;
 - The Vancouver Police Department;
 - The Vancouver Board of Parks and Recreation;
 - Vancouver Coastal Health;
 - ii. Schedule this Special Council meeting on a weekday evening in October 2020, advertised to the public, including on social media.
- B. THAT Council direct staff, including staff responsible for streets and sanitation, the Homeless Outreach Team and Social Policy, to work with the Vancouver Police Department and report back to Council with information and recommendations, no later than the end of November 2020, including:
 - i. Neighbourhood specific action to improve public safety and deter violent crime and street disorder;
 - ii. Specific consideration to improve public safety for vulnerable and marginalized people in Vancouver;
 - iii. Consideration for the City of Vancouver’s Four Pillars Drug Strategy.

amended

AMENDMENT MOVED by Councillor Fry

THAT A of the motion be amended in the first paragraph as follows:

- strike the words “Special Meeting of Council” and replace with the words “professionally facilitated town hall, inviting the Mayor and Council”;
- strike the words “hearing from” and replace with the words “dialogue between”;
- add the words “inclusion, health and” after the words “related to”;
- strike the words “and violent crime” after the word “safety”;

FURTHER THAT A ii of the motion be amended as follows:

- strike the words “Special Council meeting”;
- strike the words “in October 2020,”;

FURTHER THAT A of the motion be amended to add iii as follows:

- Ensure opportunities for Equanimeous, non-judgemental and welcoming input from members of the public, both inside and outside of the town hall format and that explicitly recognizes and values the breadth and diversity of the lived experience of all participants.

AND FURTHER THAT B of the motion be amended in the first paragraph as follows:

- Strike the words “no later than the end of November 2020” after the word “recommendations”.

carried

AMENDMENT TO THE AMENDMENT MOVED by Councillor Kirby-Yung

THAT the amendment be amended in A as follows:

- add the letter “s” following the word “hall” in the first paragraph;
- add the letter “s” following the words “hall” and “evening” in ii;
- add the words “in December and January” following the word “evening”;

FURTHER that the amendment be amended in B as follows:

- add the words “in February 2021”.

LOST (Vote No. 06502)

(Councillors Bligh, Boyle, Carr, Fry, Swanson, Wiebe and Mayor Stewart opposed)

The amendment to the amendment having lost, the amendment was put and CARRIED (Vote No. 06503) with Councillors De Genova, Dominato, Kirby-Yung and Hardwick opposed.

The amendment having carried, the motion as amendment was put and CARRIED (Vote No. 06504) with Councillors Boyle, Swanson and Mayor Stewart opposed.

FINAL MOTION AS AMENDED

WHEREAS

1. Public Safety is a core service and the *Vancouver Charter* states in Section 481. “*it is the duty of the city to bear the expense necessary to: (a) generally maintain law and order in the city*”;
2. The Four Pillars Drug Strategy policy was adopted in Vancouver in the 1990’s and supported by different governments, over several terms. The Four pillars include: Harm Reduction, Prevention, Treatment and Enforcement;
3. Recently the Vancouver Police Department (VPD) confirmed several serious violent crimes including serious assaults, home invasions, robberies and threatening behaviour. In some cases, victims include children and people experiencing homelessness;
4. September 17, 2020, VPD confirmed in a media release “The increase in overall violent crime (5.2 per cent) was driven by a 21.7 per cent increase in the most serious assaults.”; and
5. Neighborhoods including Strathcona, Yaletown and Chinatown have faced significantly higher rates of violent crime, reported by VPD. The police have also confirmed they are hearing public safety concerns from business owners and residents.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to organize a professionally facilitated town hall, inviting the Mayor and Council, with a focus on dialogue between residents and community delegations and understanding concerns related to inclusion, health and public safety citywide;

FURTHER THAT Council direct staff to:

- i. Invite executive staff from the following city departments, agencies, and levels of government, to participate with a presentation, including but not limited to:
 - The City of Vancouver:
 - Homeless Outreach Team and Social Policy;
 - Streets and Sanitation;
 - The Vancouver Police Department;
 - The Vancouver Board of Parks and Recreation;
 - Vancouver Coastal Health;
- ii. Schedule this town hall on a weekday evening, advertised to the public, including on social media;

- iii. Ensure opportunities for equanimous, non-judgemental and welcoming input from members of the public, both inside and outside of the town hall format and that explicitly recognizes and values the breadth and diversity of the lived experience of all participants.
- B. THAT Council direct staff, including staff responsible for streets and sanitation, the Homeless Outreach Team and Social Policy, to work with the Vancouver Police Department and report back to Council with information and recommendations, including:
- i. Neighbourhood specific action to improve public safety and deter violent crime and street disorder;
 - ii. Specific consideration to improve public safety for vulnerable and marginalized people in Vancouver;
 - iii. Consideration for the City of Vancouver's Four Pillars Drug Strategy.

15. Protecting Tenants - Taking Action Against Renovictions (Member's Motion B.10)

On October 6, 2020, Council referred the above-noted motion to the Standing Committee on Policy and Strategic Priorities meeting on October 7, 2020, in order to hear from speakers.

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

MOVED by Mayor Stewart
THAT the Committee recommend to Council

WHEREAS

1. Affordable rental units across Vancouver are being lost due to the practice of renovictions, leaving tenants with limited options in finding a similar unit at the previous rent, particularly after many years living in the same rental home;
2. The practice of renovictions disproportionately impacts elderly, low income families and new immigrants, creating housing insecurity, loss of affordable rental units and potential homelessness;
3. The British Columbia Rental Housing Task Force from December 2018 recommends stopping the practice of renovictions, identifies the current Residential Tenancy Act as having a lack of clear guidance and leaving "renters vulnerable to misinterpretation or abuse of the Act", and identifies an opportunity for local governments to amend legislation and recommend policies; and
4. In February 2020, BC's Supreme Court upheld New Westminster's by-law aimed at discouraging renovictions, concluding that municipal governments can pursue by-laws to discourage bad faith renovictions and fine landlords.

THEREFORE BE IT RESOLVED

- A. THAT the Mayor advocate to the Provincial Government, asking it to fulfill its commitment to clarify and prevent renovictions under the Residential Tenancy Act (RTA) with appropriate legislative changes.
- B. THAT, if there is no Provincial commitment to address renoviction by end of December 2020, Council direct staff to prepare a report in 2021, that outlines a framework to protect renters during renovations or repairs on rental homes, that should include:
- a. Requirement that owners arrange alternative accommodation for tenants during major repair or renovation on their unit;
 - b. Requirement that owners honour original tenancy agreement terms when tenant returns to the unit;
 - c. A structure of penalties for owners who fail to meet the above requirements, including fines;
 - d. Exploring financial mechanisms to support owners by incentivizing the maintenance and renovations of rental units;
 - e. Defining the scope of staffing, resources and budget required to fulfill this framework;
 - f. Determining if *Vancouver Charter* or other legislative changes are required to ensure the City has proper authority to enforce the framework.

amended

AMENDMENT MOVED by Councillor Swanson

THAT B of the motion be amended as follows:

- add the words “by Q2” before the year “2021” after the word “report” in the first paragraph;
- add the words “at the same or lower rent” at the end of a;
- add the words “without increasing rents” at the end of d.

CARRIED UNANIMOUSLY (Vote No. 06505)
(Councillors De Genova, Dominato and Kirby-Yung absent for the vote)

MOVED by Councillor Boyle

THAT the amendment to B of the motion be amended as follows:

- add the words “and during demovictions” after the word “homes” in the first paragraph.

CARRIED UNANIMOUSLY (Vote No. 06507)
(Councillors De Genova, Dominato and Kirby-Yung absent for the vote)
(Councillor Bligh abstained for the vote)

AMENDMENT MOVED by Councillor Fry

THAT B of the motion be amended as follows:

- add the word “early” before the year “2021” in the first paragraph;
- add the following as f:
 - Exploring city mechanisms to incentivize or facilitate rent control tied to unit;
- add the following as g:
 - Recommendations for establishing a business license and conditions for commercial landlords;
- and re-letter the original f as h.

amended

* * * * *

At 9:43 pm, on October 15, 2020, it was

MOVED by Councillor Fry

THAT the meeting be extended to complete the business.

*CARRIED UNANIMOUSLY
(Councillors De Genova, Dominato and Kirby-Yung absent for the vote)*

* * * * *

AMENDMENT TO THE AMENDMENT MOVED by Councillor Fry

THAT B g of the motion be amended as follows:

- strike the word “commercial”.

CARRIED UNANIMOUSLY (Vote No. 06508)
(Councillors De Genova, Dominato and Kirby-Yung absent for the vote)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 06506) with Councillors De Genova, Dominato and Kirby-Yung absent for the vote.

The amendments having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 06509) with Councillors De Genova, Dominato and Kirby-Yung absent for the vote.

FINAL MOTION AS APPROVED

WHEREAS

1. Affordable rental units across Vancouver are being lost due to the practice of renovictions, leaving tenants with limited options in finding a similar unit at the previous rent, particularly after many years living in the same rental home;
2. The practice of renovictions disproportionately impacts elderly, low income families and new immigrants, creating housing insecurity, loss of affordable rental units and potential homelessness;
3. The British Columbia Rental Housing Task Force from December 2018 recommends stopping the practice of renovictions, identifies the current Residential Tenancy Act as having a lack of clear guidance and leaving “renters vulnerable to misinterpretation or abuse of the Act”, and identifies an opportunity for local governments to amend legislation and recommend policies; and
4. In February 2020, BC’s Supreme Court upheld New Westminister’s by-law aimed at discouraging renovictions, concluding that municipal governments can pursue by-laws to discourage bad faith renovictions and fine landlords.

THEREFORE BE IT RESOLVED

- A. THAT the Mayor advocate to the Provincial Government, asking it to fulfill its commitment to clarify and prevent renovictions under the *Residential Tenancy Act* (RTA) with appropriate legislative changes.
- B. THAT, if there is no Provincial commitment to address renovation by end of December 2020, Council direct staff to prepare a report by Q2 2021 that outlines a framework to protect renters during renovations or repairs on rental homes, and during demovictions, that should include:
 - a. Requirement that owners arrange alternative accommodation for tenants during major repair or renovation on their unit at the same or lower rent;
 - b. Requirement that owners honour original tenancy agreement terms when tenant returns to the unit;
 - c. A structure of penalties for owners who fail to meet the above requirements, including fines;
 - d. Exploring financial mechanisms to support owners by incentivizing the maintenance and renovations of rental units without increasing rents;
 - e. Defining the scope of staffing, resources and budget required to fulfill this framework;
 - f. Exploring city mechanisms to incentivize or facilitate rent control tied to unit;
 - g. Recommendations for establishing a business license and conditions for landlords;

- h. Determining if *Vancouver Charter* or other legislative changes are required to ensure the City has proper authority to enforce the framework.

The Committee adjourned on October 15, 2020, at 9:50 pm.

* * * * *



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

OCTOBER 7 AND 15, 2020

A meeting of the Council of the City of Vancouver was held on Wednesday, October 7, 2020, at 3:28 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on Policy and Strategic Priorities meeting, to consider the recommendations and actions of the Committee. Subsequently, on Thursday, October 15, 2020, the meeting reconvened at 12:05 pm and at 9:50 pm.

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: Rosemary Hagiwara, Deputy City Clerk
Tina Penney, Director, Legislative Operations
Tina Hildebrandt, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE REPORTS

Report of Standing Committee on Policy and Strategic Priorities
Wednesday, October 7, 2020

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

- 6. Presentation: Temporary Patio and Road Reallocation Updates
- 6(a). Zoning and Development By-law Amendment to allow Temporary Patios for Businesses on Private Property
- 6(b). Extending Temporary Expanded Service Areas (TESAs)
- 6(c). Extension to the Temporary Patio Program through COVID-19 Recovery

* * * * *

At 3:30 pm, Councillor Wiebe declared conflict of interest due to their ownership interests in two liquor establishments in the city and as a former President of the Mount Pleasant BIA. Councillor Wiebe did not participate in the vote to approve the actions and recommendations contained in Items 6, 6a, 6b and 6c.

* * * * *

Item 6

MOVED by Councillor Bligh
SECONDED by Councillor Carr

THAT the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities at its meeting of October 7, 2020, as contained in item 6, 6a, 6b and 6c, be approved.

CARRIED UNANIMOUSLY
(Councillor Wiebe ineligible to vote due to Conflict of Interest)

URGENT BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT Councillor Boyle be granted a Leave of Absence for Civic Business from meetings on October 8, 2020, from 1 to 4 pm;

FURTHER THAT Councillor Swanson be granted a Leave of Absence for personal reasons from meetings on October 13, 2020, from 10 am to 12 Noon;

FURTHER THAT Councillor De Genova be granted a Leave of Absence for personal reasons from meetings on October 8, 2020, from 4 to 8 pm;

FURTHER THAT Mayor Stewart be granted a Leave of Absence for Civic Business from meetings on October 8, 2020, from 3 to 6 pm;

AND FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on October 8, 2020, from 9:30 am to 2 pm.

CARRIED UNANIMOUSLY

BY-LAWS

Mayor Stewart advised to have reviewed the proceedings of the meetings related to by-law 1 and would be voting on the enactment.

Councillor Hardwick advised to have reviewed the proceedings of the meeting related to by-law 5 and would be voting on the enactment.

Councillor De Genova advised to have reviewed the proceedings of the meeting related to by-law 6 and would be voting on the enactment.

MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 11, inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (8636-8656 Oak Street)
(Councillor Bligh ineligible to vote)
2. A By-law to enact a Housing Agreement for 3600 East Hastings Street
3. A By-law to enact a Housing Agreement for 3680 East Hastings Street
4. A By-law to enact a Housing Agreement for 6137 Cambie Street
5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RS-1 to RM-8A (435-475 West 28th Avenue)
6. A By-law to amend CD-1 (643) By-law No. 11661
7. A By-law to amend Sign By-law No. 11879 (686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue)
8. A By-law to amend Noise Control By-law No. 6555 (686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue)
9. A By-law to amend Sign By-law No. 11879 (3429-3469 Fraser Street)
10. A By-law to amend Noise Control By-law No. 6555 (3429-3469 Fraser Street)
11. A By-law to amend Vehicles for Hire By-law No. 6066 Regarding Impoundment Towing Rates and Release and Storage Fees

* * * * *

*Council recessed at 3:33 pm, on October 7, 2020, and
reconvened at 12:05 pm on October 15, 2020.*

* * * * *

COMMITTEE REPORTS

Report of Standing Committee on Policy and Strategic Priorities
Wednesday, October 7, 2020

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

1. Presentation: Homelessness and Supportive Housing Strategy
- 1(a). SRO Revitalization Progress Update and 2019 Low Income Housing Survey
2. 1178 Davie Street – The Cap on Davie Ltd. (The Capital) - Liquor Primary Liquor Licence Application - Liquor Establishment Class 2
3. 435 West Pender Street - Days Inn Limited Partnership Liquor Primary Licence Application - Liquor Establishment Class 1
4. Contract Award for RFP PS20200058 - Consulting Services for West End Waterfront Parks and Beach Avenue Master Plan
5. Village Farm Landfill Gas Utilization Agreement Extension
7. Prohibition of “No Pets” Clauses in Rental Contracts
8. Rent Forgiveness Program
9. Ensuring Equity for Speakers Using Translation
10. Calling on the Federal and Provincial Governments to Make Emancipation Day an Official Holiday

Items 1 to 5 and 7 to 10

MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities at its meeting of October 7, 2020, as contained in items 1 to 5 and 7 to 10, be approved.

CARRIED UNANIMOUSLY

URGENT BUSINESS

2. Requests for Leaves of Absence

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT Mayor Stewart be granted a Leave of Absence for Civic Business for meetings on October 15, 2020, from 1 pm to 6 pm;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for Civic Business for meetings on October 15, 2020, from 9 am to 1 pm.

CARRIED UNANIMOUSLY

* * * * *

Council recessed at 12:07 pm, on October 15, 2020, and reconvened at 9:50 pm.

* * * * *

COMMITTEE REPORTS

Report of Standing Committee on Policy and Strategic Priorities
Wednesday, October 7, 2020

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

Items 11 to 15

MOVED by Councillor Wiebe
SECONDED by Councillor Hardwick

THAT the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities at its meeting of October 7, 8 and 15, 2020, as contained in items 11 to 15, be approved.

CARRIED UNANIMOUSLY
(Councillors De Genova, Dominato and Kirby-Yung absent for the vote)

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor Wiebe

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillors De Genova, Dominato and Kirby-Yung absent for the vote)

The Council adjourned on October 15, 2020, at 9:51 pm.

* * * * *