



## REPORT TO COUNCIL

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

FEBRUARY 10 AND 18, 2021

A meeting of the Standing Committee of Council on Policy and Strategic Priorities was held on Wednesday, February 10, 2021, at 9:30 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened by electronic means as authorized under the Order of the Minister of Public Safety and Solicitor General of the Province of British Columbia – Emergency Program Act, updated Ministerial Order No. M192. Subsequently, the meeting reconvened on Thursday, February 18, 2021, at 3 pm.

**PRESENT:** Councillor Adriane Carr, Chair  
Mayor Kennedy Stewart\* (Leave of Absence for Civic Business  
9:30 am to 1:30 pm on February 10, 2021)  
(Leave of Absence for Civic Business on February 18, 2021)  
Councillor Rebecca Bligh  
Councillor Christine Boyle  
Councillor Melissa De Genova\*  
Councillor Lisa Dominato\*  
Councillor Pete Fry  
Councillor Colleen Hardwick  
Councillor Sarah Kirby-Yung, Vice-Chair  
Councillor Jean Swanson  
Councillor Michael Wiebe

**CITY MANAGER'S OFFICE:** Paul Mochrie, Acting 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.

### MOMENT OF SILENT – Missing Murdered Indigenous Women and Girls

The Chair, on behalf of Council, recognized Indigenous, Metis, and Inuit women and girls and 2SLGBTQQIA and non-binary peoples who have been subject to and still are experiencing systemic violence. Council observed a moment of silence in memory of murdered and missing

Indigenous women and girls and in support of their families who have experienced such devastating loss.

## **MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Hardwick

THAT Council adopt Items 1 and 2 on consent.

CARRIED UNANIMOUSLY

(Mayor Steward absent for the vote due to Civic Business)

### **1. Contract Award for Supply and Services of Fleet Tires January 12, 2021**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate to the satisfaction of the City's General Manager of Engineering Services, Director of Legal Services, and Chief Procurement Officer and enter into a contract with Kal-Tire and Michelin North America (Canada) Inc., for the supply and services of fleet tires, for a term of three (3) years, with the option to extend for two (2) additional two (2) year terms, with an estimated contract value of \$2,449,861, plus applicable taxes over the initial three-year term, to be funded through the operating budget of the respective City departments requesting for supply and services for fleet tires.
- 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 (Vote No. 06989)

(Mayor Steward absent for the vote due to Civic Business)

### **2. Contract Award for Supply and Delivery of Truck Body Aerial Lifts January 13, 2021**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate to the satisfaction of the City's General Manager of Engineering Services, Director of Legal Services, and Chief Procurement Officer and enter into a contract with Altec Industries Limited for supply and delivery of truck body aerial lifts for a term of five (5) years, with the option to extend for two (2) additional one (1) year terms, with an estimated contract value of \$3,582,900, plus applicable taxes over the initial two (2) years of the contract; to be funded through budget available from the current 2019-

2022 Capital Plan; the contract value for the remaining three (3) years will be dependent on the next capital plan funding approval process.

- 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 (Vote No. 06990)  
(Mayor Steward absent for the vote due to Civic Business)

**3. Street Naming – Naming of New Streets and Street Extensions in the New St. Paul's Hospital and Pearson Dogwood Developments  
December 4, 2020**

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

MOVED by Councillor Wiebe  
THAT the Committee recommend to Council

- A. THAT the new public street between Station Street and Thornton Street, running south from Prior Street, as shown on the graphic attached as Appendix A to the Report dated December 4, 2020, entitled "Street Naming – Naming of New Streets and Street Extensions in the New St. Paul's Hospital and Pearson Dogwood Developments", be named "Gore Avenue" as it is an extension of the existing street.
- B. THAT the new public street between Prior Street and Terminal Avenue, running east from Station Street, as shown on the graphic attached as Appendix A to the Report dated December 4, 2020, entitled "Street Naming – Naming of New Streets and Street Extensions in the New St. Paul's Hospital and Pearson Dogwood Developments", be named "National Avenue" as it is an extension of the existing street.
- C. THAT the new public street between Gore Avenue and Thornton Street, running north from National Avenue, as shown on the graphic attached as Appendix A to the Report dated December 4, 2020, entitled "Street Naming – Naming of New Streets and Street Extensions in the New St. Paul's Hospital and Pearson Dogwood Developments", be named "Nora Hendrix Way".
- D. THAT the new public street between Cambie Street and Heather Street, running south from West 57th Avenue to the extension of West 58th Avenue, as shown on the graphic attached as Appendix B to the Report dated December 4, 2020, entitled "Street Naming – Naming of New Streets and Street Extensions in the New St. Paul's Hospital and Pearson Dogwood Developments", be named "Jeanette Street".
- E. THAT the new public street between West 57th Avenue and West 59th Avenue, running east from Heather Street as shown on the graphic attached as Appendix

B to the Report dated December 4, 2020, entitled “Street Naming – Naming of New Streets and Street Extensions in the New St. Paul’s Hospital and Pearson Dogwood Developments”, be named “West 58th Avenue” as it is an extension of the existing street.

- F. THAT the Director of Legal Services be instructed to bring forward the appropriate amendments to the Street Name By-law.

CARRIED UNANIMOUSLY (Vote No. 06949)  
(Mayor Steward absent for the vote due to Civic Business)

#### **4. Ensuring That People with Health and Mobility Issues Have Protection and Support When Elevators Break Down (Member’s Motion B.2)**

At the Council meeting on December 8 and 10, 2020, Council referred the following motion to the Standing Committee on City Finance and Services meeting on January 20, 2021. Subsequently, due to time constraints, Council referred the following motion to the Standing Committee on Policy and Strategic Priorities meeting on February 10, 2021, in order to hear from speakers, debate and decision.

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

MOVED by Councillor Swanson  
THAT the Committee recommend to Council

#### WHEREAS

1. As stated in the City’s Seniors’ Advisory Committee ‘Lack of Timely Elevator Repair/Replacement in Vancouver’ report, attached as [Appendix A](#) to the motion entitled “Ensuring That People with Health and Mobility Issues Have Protection and Support When Elevators Break Down”, seniors and persons with disabilities in Vancouver have experienced lengthy delays due to malfunctioning elevator repair or replacement in their buildings. This poses an immediate danger to their health and safety;
2. Despite existing City by-laws, many residents have not been able to access timely recourse in such circumstances;
3. Accessibility is a human right issue for all vulnerable seniors and persons with disabilities;
4. Proactive measures that would maintain accessibility, in the event of elevator repair or replacement, would ensure residents can maintain their health, safety and quality of life through disruptions in elevator operations; and
5. The Seniors’ Advisory Committee asked its liaison Councillors to bring forward this motion.

THEREFORE BE IT RESOLVED THAT Council direct staff to review the *Vancouver Building By-law* and *Standards of Maintenance By-law* and report back with suggested amendments and/or actions to ensure that housing operators, including, but not limited to, landlords, owners, strata councils, and co-ops, have realistic plans in place and the

necessary tools to provide assistance to residents who have difficulty with stairs when elevators are broken and/or out of service;

FURTHER THAT alternative means of access to all floors, including the basement of the building, be provided in the case of malfunctioning elevators and/or lengthy repairs or replacement.

amended

AMENDMENT MOVED by Councillor Swanson

THAT the motion be amended to strike the second clause.

CARRIED UNANIMOUSLY (Vote No. 06950)  
(Mayor Steward absent for the vote due to Civic Business)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 06951), with Mayor Steward absent for the vote due to Civic Business.

#### **FINAL MOTION AS APPROVED**

THAT the Committee recommend to Council

#### WHEREAS

1. As stated in the City's Seniors' Advisory Committee 'Lack of Timely Elevator Repair/Replacement in Vancouver' report, attached as [Appendix A](#) to the motion entitled "Ensuring That People with Health and Mobility Issues Have Protection and Support When Elevators Break Down", seniors and persons with disabilities in Vancouver have experienced lengthy delays due to malfunctioning elevator repair or replacement in their buildings. This poses an immediate danger to their health and safety;
2. Despite existing City by-laws, many residents have not been able to access timely recourse in such circumstances;
3. Accessibility is a human right issue for all vulnerable seniors and persons with disabilities;
4. Proactive measures that would maintain accessibility, in the event of elevator repair or replacement, would ensure residents can maintain their health, safety and quality of life through disruptions in elevator operations; and
5. The Seniors' Advisory Committee asked its liaison Councillors to bring forward this motion.

THEREFORE BE IT RESOLVED THAT Council direct staff to review the *Vancouver Building By-law* and *Standards of Maintenance By-law* and report back with suggested amendments and/or actions to ensure that housing operators, including, but not limited to, landlords, owners, strata councils, and co-ops, have realistic plans in place and the necessary tools to provide assistance to residents who have difficulty with stairs when elevators are broken and/or out of service.

## **5. Improving Street Lighting in Vancouver (Member's Motion B.3)**

At the Council meeting on December 8 and 10, 2020, Council referred the following motion to the Standing Committee on City Finance and Services meeting on January 20, 2021.

Subsequently, due to time constraints, Council referred the following motion to the Standing Committee on Policy and Strategic Priorities meeting on February 10, 2021, in order to hear from speakers, debate and decision.

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

MOVED by Councillor Dominato  
THAT the Committee recommend to Council

### WHEREAS

1. The 2SLGBTQ+ Advisory Committee is appointed by Vancouver City Council to provide advice on enhancing access and inclusion for lesbian, gay, bisexual, transgender, two-spirited, and queer communities so they may participate fully in civic life;
2. Numerous local and international reports emphasize the importance of street and sidewalk lighting for maintaining personal safety (real and perceived), reducing pedestrian collisions, and promoting use of public spaces;
3. Poorly maintained and inadequate street lighting is especially problematic for vulnerable groups such as 2SLGBTQ+ individuals, women, seniors, and persons with disabilities;
4. The City of Vancouver website states that "keeping our streets, sidewalks, and green spaces safe and clean for everyone to enjoy is a City priority";
5. The City of Vancouver is seeking 'Global Age-Friendly City' status from the World Health Organization, which requires cities to ensure an increased standard of safety in all public spaces;
6. In October 2019, City Council passed a motion regarding the prioritization of public realm maintenance;
7. In 2013, the Seniors Advisory Committee' passed a motion calling for improvements to identification and repair of non-functioning streetlights, as well as the addition of lighting in poorly lit areas;
8. This motion was supported by the 2SLGBTQ+, Women's, and Persons with Disabilities Advisory Committees;
9. City Council, in response to this motion, called on staff to report on the current level of service for non-functioning lights and any progress made on installing additional lighting for pedestrian safety;
10. In response, staff committed to reducing repair time from an average of 21 days to 7 days;

11. The 2SLGBTQ+ Advisory Committee's examination of data reveals that lights are repaired in accordance with this new standard, but only if/when they are brought to the attention of City staff;
12. The City largely relies on citizens to identify non-functioning lights and report them using 311 or VanConnect;
13. Members of our communities have observed that many lights are in disrepair for several months, especially those near commercial areas, parks, or 'dead zones' (e.g., between buildings);
14. Our examination of 311 incident reports confirms that some lights are in disrepair for long periods, but are repaired shortly after a first report is made;
15. Many people are unaware of the 311 and VanConnect systems, or experience difficulty using them (e.g., requirement for too much information, disappearance of service requests); and
16. Members of our communities remain concerned that there is insufficient or obstructed lighting in several areas throughout the city, which affects their sense of safety and curtails their nighttime activities.

THEREFORE BE IT RESOLVED THAT Council direct staff to report on the feasibility of the following:

1. An analysis of the effectiveness of relying on 311/VanConnect to report lighting outages (e.g., percentage of citizens that know 311/VanConnect can be used for reporting and, of those, percentage that are actually willing to use it; the percentage of citizens who would need to be knowledgeable about 311/VanConnect and willing to use it in order for this tool to be sufficiently effective in identifying outages in a timely manner);
2. A renewed public education campaign, based on the analysis above, to encourage citizens to report lighting outages using 311 or VanConnect (e.g., ads on social media, bus shelters, and TV/radio);
3. Encouraging 311 staff to streamline the reporting process as much as possible (i.e., do not request too much information);
4. Encouraging city crews (e.g., sanitation workers) to report outages during nightly shifts, especially in areas where citizens may be unlikely to report (e.g., commercial areas, parks, and 'dead zones' between buildings);
5. Installing new lighting in poorly lit areas, especially sidewalk-level and alleyway lighting in areas identified by residents as being at higher risk for public safety concerns; and
6. Reducing the obstruction of lighting (e.g., from overhanging tree cover);

FURTHER THAT Council direct staff to consult the relevant advisory committees on these matters including the Seniors' Advisory Committee, Persons with Disabilities Advisory Committee, Active Transportation Advisory Committee, and the Women's Advisory Committee.

amended

AMENDMENT MOVED by Councillor Fry

THAT the motion be amended as follows:

- clause 6 - strike the word "overhanging" and replace it with the word "underhanging"; and
- add clause 7, as follows:
  7. Implementing these recommendations within the context of previously approved Outdoor Lighting Strategy, including improving public safety while reducing light pollution and minimizing ecological impacts.

CARRIED UNANIMOUSLY (Vote No. 06952)  
(Mayor Steward absent for the vote due to Civic Business)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 06953), with Mayor Steward absent for the vote due to Civic Business.

#### **FINAL MOTION AS APPROVED**

THAT the Committee recommend to Council

WHEREAS

1. The 2SLGBTQ+ Advisory Committee is appointed by Vancouver City Council to provide advice on enhancing access and inclusion for lesbian, gay, bisexual, transgender, two-spirited, and queer communities so they may participate fully in civic life;
2. Numerous local and international reports emphasize the importance of street and sidewalk lighting for maintaining personal safety (real and perceived), reducing pedestrian collisions, and promoting use of public spaces;
3. Poorly maintained and inadequate street lighting is especially problematic for vulnerable groups such as 2SLGBTQ+ individuals, women, seniors, and persons with disabilities;
4. The City of Vancouver website states that "keeping our streets, sidewalks, and green spaces safe and clean for everyone to enjoy is a City priority";
5. The City of Vancouver is seeking 'Global Age-Friendly City' status from the World Health Organization, which requires cities to ensure an increased standard of safety in all public spaces;



6. In October 2019, City Council passed a motion regarding the prioritization of public realm maintenance;
7. In 2013, the Seniors Advisory Committee' passed a motion calling for improvements to identification and repair of non-functioning streetlights, as well as the addition of lighting in poorly lit areas;
8. This motion was supported by the 2SLGBTQ+, Women's, and Persons with Disabilities Advisory Committees;
9. City Council, in response to this motion, called on staff to report on the current level of service for non-functioning lights and any progress made on installing additional lighting for pedestrian safety;
10. In response, staff committed to reducing repair time from an average of 21 days to 7 days;
11. The 2SLGBTQ+ Advisory Committee's examination of data reveals that lights are repaired in accordance with this new standard, but only if/when they are brought to the attention of City staff;
12. The City largely relies on citizens to identify non-functioning lights and report them using 311 or VanConnect;
13. Members of our communities have observed that many lights are in disrepair for several months, especially those near commercial areas, parks, or 'dead zones' (e.g., between buildings);
14. Our examination of 311 incident reports confirms that some lights are in disrepair for long periods, but are repaired shortly after a first report is made;
15. Many people are unaware of the 311 and VanConnect systems, or experience difficulty using them (e.g., requirement for too much information, disappearance of service requests); and
16. Members of our communities remain concerned that there is insufficient or obstructed lighting in several areas throughout the city, which affects their sense of safety and curtails their nighttime activities.

THEREFORE BE IT RESOLVED THAT Council direct staff to report on the feasibility of the following:

1. An analysis of the effectiveness of relying on 311/VanConnect to report lighting outages (e.g., percentage of citizens that know 311/VanConnect can be used for reporting and, of those, percentage that are actually willing to use it; the percentage of citizens who would need to be knowledgeable about 311/VanConnect and willing to use it in order for this tool to be sufficiently effective in identifying outages in a timely manner);
2. A renewed public education campaign, based on the analysis above, to encourage citizens to report lighting outages using 311 or VanConnect (e.g., ads on social media, bus shelters, and TV/radio);

3. Encouraging 311 staff to streamline the reporting process as much as possible (i.e., do not request too much information);
4. Encouraging city crews (e.g., sanitation workers) to report outages during nightly shifts, especially in areas where citizens may be unlikely to report (e.g., commercial areas, parks, and 'dead zones' between buildings);
5. Installing new lighting in poorly lit areas, especially sidewalk-level and alleyway lighting in areas identified by residents as being at higher risk for public safety concerns; and
6. Reducing the obstruction of lighting (e.g., from underhanging tree cover); and
7. Implementing these recommendations within the context of previously approved Outdoor Lighting Strategy, including improving public safety while reducing light pollution and minimizing ecological impacts;

FURTHER THAT Council direct staff to consult the relevant advisory committees on these matters including the Seniors' Advisory Committee, Persons with Disabilities Advisory Committee, Active Transportation Advisory Committee, and the Women's Advisory Committee.

## **6. Turning the Key: Encouraging Affordable Home Ownership in the City of Vancouver (Member's Motion B.2)**

At the Council meeting on January 19 and 20, 2021, Council referred the following motion to the Standing Committee on Policy and Strategic Priorities meeting on February 10, 2021, in order to hear from speakers.

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

MOVED by Councillor De Genova  
THAT the Committee recommend to Council

### WHEREAS

1. Vancouver is facing a housing affordability crisis;
2. Council hears from the public on a regular basis related to matters including the need for affordable housing in the City of Vancouver;
3. On June 23, 2015, Council unanimously approved the motion titled "Affordable Home Ownership and Alternative Housing Options." At the April 21, 2016 meeting of Council, staff presented recommendations for an Affordable Home Ownership Pilot Program. This program was also unanimously supported by Council;
4. Since the 2016 Council approval of the Affordable Home Ownership Pilot Program, staff have informed Council that a change of the Vancouver Charter is necessary before the City of Vancouver can move forward with Affordable Home

Ownership;

5. The July 2017 Housing Engagement Summary reports summarizes on Page 17 titled "Affordability and Availability of Housing, Cost of Living", reports the first concern to be "lack of opportunities for affordable home ownership affecting future decisions to make Vancouver home.";
6.
  - a) BC Housing's "Housing Hub" Affordable Home Ownership Program (AHOP) supports new affordable home ownership units created in communities with housing need, interim construction financing approved for new projects and AHOP mortgages registered on title. BC Housing states the objective of this program being "to Increase the supply and range of affordable home ownership options for eligible households across British Columbia and support the transition to home ownership;
  - b) Despite BC Housing's AHOP program, only a couple of homes have been developed, utilizing the program; and
7. Canada Mortgage and Housing Corporation (CMHC) through partnerships partnership under the National Housing Co-investment Fund (NHCF) have also committed to a 3-year partnership (2019-2021). CMHC also offers other programs to aid in affordable home ownership.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to work with BC Housing to formalize goals for BC Housing's Affordable Home Ownership Program in the City of Vancouver, including a possible Memorandum of Understanding (MOU) specific to Affordable Homeownership, in line with both the City of Vancouver and province's goals for middle-income housing.
- B. THAT Council direct staff to approach CMHC and inquire of any possible programs that may be available, incentivize affordable home-ownership for middle-income households, over housing options currently offered at market rates.
- C. THAT Council affirm that any opportunities that may come available through partnerships in this resolution, not minimize the commitment or impact the ability of the City of Vancouver to move forward with the creation of much needed shelter-rate and non-market housing.
- D. THAT Council direct staff to identify opportunities, including areas where zoning is appropriate for the Affordable Home Ownership.
- E. THAT Council direct staff to report back to Council as soon as possible, and no later than Q3 2021 with an update including recommendations for policy to move forward with BC Housing's affordable homeownership program, including targets for the number of homes the program will deliver in the City of Vancouver.

amended

**AMENDMENT MOVED by Councillor De Genova**

THAT the motion be amended to strike B and replace it with the following:

THAT Council direct staff to approach CMHC and inquire of any possible programs that may be available, to incentivize and/or support affordable home-ownership in Vancouver for middle-income households;

FURTHER THAT the motion be amended in E to strike the word “will” and replace it with the word “may”.

CARRIED UNANIMOUSLY (Vote No. 06954)  
(Mayor Steward absent for the vote due to Civic Business)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 06955), with Mayor Steward absent for the vote due to Civic Business.

**FINAL MOTION AS APPROVED**

THAT the Committee recommend to Council

WHEREAS

1. Vancouver is facing a housing affordability crisis;
2. Council hears from the public on a regular basis related to matters including the need for affordable housing in the City of Vancouver;
3. On June 23, 2015, Council unanimously approved the motion titled “Affordable Home Ownership and Alternative Housing Options.” At the April 21, 2016 meeting of Council, staff presented recommendations for an Affordable Home Ownership Pilot Program. This program was also unanimously supported by Council;
4. Since the 2016 Council approval of the Affordable Home Ownership Pilot Program, staff have informed Council that a change of the Vancouver Charter is necessary before the City of Vancouver can move forward with Affordable Home Ownership;
5. The July 2017 Housing Engagement Summary reports summarizes on Page 17 titled “Affordability and Availability of Housing, Cost of Living”, reports the first concern to be “lack of opportunities for affordable home ownership affecting future decisions to make Vancouver home.”;
6. a) BC Housing’s “Housing Hub” Affordable Home Ownership Program (AHOP) supports new affordable home ownership units created in communities with housing need, interim construction financing approved for new projects and AHOP mortgages registered on title. BC Housing states the objective of this program being “to increase the supply and range of affordable home ownership options for eligible households across British Columbia and support the transition to home ownership;

- b) Despite BC Housing's AHOP program, only a couple of homes have been developed, utilizing the program; and
7. Canada Mortgage and Housing Corporation (CMHC) through partnerships partnership under the National Housing Co-investment Fund (NHCF) have also committed to a 3-year partnership (2019-2021). CMHC also offers other programs to aid in affordable home ownership.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to work with BC Housing to formalize goals for BC Housing's Affordable Home Ownership Program in the City of Vancouver, including a possible Memorandum of Understanding (MOU) specific to Affordable Homeownership, in line with both the City of Vancouver and province's goals for middle-income housing.
- B. THAT Council direct staff to approach Canada Mortgage and Housing Corporation (CMHC) and inquire of any possible programs that may be available, to incentivize and/or support affordable home-ownership in Vancouver for middle-income households.
- C. THAT Council affirm that any opportunities that may come available through partnerships in this resolution, not minimize the commitment or impact the ability of the City of Vancouver to move forward with the creation of much needed shelter-rate and non-market housing.
- D. THAT Council direct staff to identify opportunities, including areas where zoning is appropriate for the Affordable Home Ownership.
- E. THAT Council direct staff to report back to Council as soon as possible, and no later than Q3 2021 with an update including recommendations for policy to move forward with BC Housing's affordable homeownership program, including targets for the number of homes the program may deliver in the City of Vancouver.

**7. Protecting Tenants from Real Estate Investment Trusts (Member's Motion B.3)**

At the Council meeting on February 9, 2021, Council referred the following motion to the Standing Committee on Policy and Strategic Priorities meeting on February 10, 2021, in order to hear from speakers.

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

\* \* \* \* \*

*At 11:55 am, it was*

*MOVED by Councillor Hardwick*

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

*CARRIED UNANIMOUSLY*

*(Councillors De Genova and Dominato opposed)*

*(Mayor Stewart absent for the vote due to Civic Business)*

\* \* \* \* \*

*MOVED by Councillor Swanson*

*THAT Council continue to hear speakers on the motion “Protecting Tenants from Real Estate Investment Trusts”, when the meeting reconvenes at 2:30 pm.*

*LOST (Vote No. 06957)*

*(Councillors Bligh, De Genova, Dominato, Hardwick, Kirby-Yung and Wiebe opposed)*

*(Mayor Stewart absent for the vote due to Civic Business)*

\* \* \* \* \*

*The Committee recessed at 12:02 pm and reconvened at 2:44 pm.*

\* \* \* \* \*

*MOVED by Councillor Kirby-Yung*

*THAT the Committee complete hearing from speakers on all remaining items and refer debate and decision to the reconvening Standing Committee meeting on February 18, 2021, at 3 pm.*

*withdrawn*

*Subsequently, following discussion, Councillor Kirby-Yung agreed to withdraw the above-noted motion and Council unanimously agreed.*

*MOVED by Councillor Swanson*

*THAT the Committee recommend to Council*

*WHEREAS*

- 1. Across Canada and the globe, government policies and financial pressures have shifted housing away from a necessity and human right into an asset, commodity and financial investment;*
- 2. In Canada, this shift has included a transformation of smaller landlords to larger, investment-oriented companies, including Real Estate Investment Trusts (REITs);*

3. REITs pool the capital of multiple investors to own, operate or finance income-generating real estate. Investors can receive returns on their investments without needing the expertise to buy or manage any properties themselves;
4. As of 2017, REITs owned 20% of units in Canada; in BC they own 4%;
5. REITs' portion of the housing market locally and nationally continues to grow, exposing more tenants to landlords who are motivated to displace existing tenants in favour of wealthier ones who can generate the income expected for their portfolio. This process feeds gentrification, poverty, and homelessness;
6. In 2019, the Government of Canada adopted the National Housing Strategy Act (NHS Act), which recognizes that housing is a fundamental human right;
7. Canada Mortgage and Housing Corporation (CMHC) recently committed to ensuring secure and affordable housing for all by 2030;
8. Cities like Vancouver continue to bear substantial responsibility for addressing the housing crisis without sufficient resources from higher levels of government;
9. Cities like Vancouver must create innovative solutions to ensure that our residents' human rights are protected and to keep higher levels of government accountable to their commitments;
10. Two REITs just bought 15 Vancouver apartment buildings with 614 units for \$292.5 million. Seven rental buildings in Vancouver's West End are owned by a single REIT company as of Summer 2020;
11. REITs' offer investors the benefit of not having to pay federal business taxes as long as the taxable income is distributed to unit holders;
12. The REIT business model often relies on substantially raising rents when tenants leave or are evicted;
13. The BC Non-Profit Housing Association and the Co-op Housing Federation are working with the BC government on an apartment acquisition strategy worth \$500 million and this is a significant step forward but won't protect the majority of older purpose-built rental buildings from falling prey to this business model;
14. The Canadian Alliance to End Homelessness warns "When investors buy up rental housing, they deepen Canada's housing crisis by taking existing rental housing off the market or by increasing rent, making it unaffordable. This leaves lower income Canadians facing eviction, unable to afford rent or to live in the communities they choose. Following the pandemic there is an added risk that such predatory purchases will accelerate as small asset owners are impacted by rental loss and forced to sell their properties.";
15. The Canadian Alliance to End Homelessness is calling for governments to implement "measures to curtail the impacts of financialization of rental housing markets by limiting the ability of large capital funds (including Real Estate Income Trusts – REITS) to purchase 'distressed' rental housing assets."; and

16. The City of Montreal has implemented a "Right of First Refusal" program, such that when an offer to purchase a purpose-built rental building has been accepted by a buyer, the municipality has priority over any other buyer in order to carry out projects for the benefit of the community.

THEREFORE BE IT RESOLVED

- A. THAT the Mayor write to the federal government on behalf of Council to:
  - a. Express concern about the growing share of units that Real Estate Investment Trusts (REITs) and other big investors own across the country and their impacts on the human right to housing, the commodification of housing, housing security and affordability for Vancouver residents;
  - b. Urge the federal government to base the tax rate for REITs and other big investors on the amount of affordable housing they provide or destroy;
  - c. Urge the federal government to ensure that any CMHC-backed financing or insurance for Real Estate Income Trusts (REITS), private equity firms, pension funds, and other investors has clear conditions to prevent rent increases on tenant turnover;
  - d. Ask that the federal and provincial governments take more measures to protect and reinvest in existing rental stock and to facilitate their acquisition by non-profits and co-operatives.
- B. THAT staff investigate ways the City could mitigate harm to affordability of older housing stock by Real Estate Income Trusts (REITS) and other investors using action such as, but not limited to, vacancy control, right of first refusal, and supporting a non-profit acquisition strategy and to report back as part of ongoing work.

amended

AMENDMENT MOVED by Councillor Fry

THAT the motion be amended in B to add the following as an additional clause:

FURTHER THAT pursuant to *Vancouver Charter 565A* or any similar statutes, staff report back on any potential by-law remedies that might apply conditions on development permits, in order to mitigate harm to affordability of older housing stock and in particular low capitalization high yield REIT renovations.

CARRIED UNANIMOUSLY (Vote No. 06958)  
(Councillor De Genova absent for the vote)

Prior to the vote, the Committee agreed to separate the components of the motion, and with the amendment having carried, the motion as amended was put and severed as follows:

- A. THAT the Mayor write to the federal government on behalf of Council to:
  - a. Urge the federal government to base the tax rate for REITs and other big investors on the amount of affordable housing they provide or destroy;



- b. Urge the federal government to ensure that any CMHC-backed financing or insurance for Real Estate Income Trusts (REITS), private equity firms, pension funds, and other investors has clear conditions to prevent rent increases on tenant turnover;

LOST – TIE VOTE (Vote No. 06959)

(Councillors Bligh, De Genova, Fry, Kirby-Yung and Wiebe opposed)

(Councillor Dominato absent for the vote)

- A. THAT the Mayor write to the federal government on behalf of Council to:
  - a. Express concern about the growing share of units that Real Estate Investment Trusts (REITs) and other big investors own across the country and their impacts on the human right to housing, the commodification of housing, housing security and affordability for Vancouver residents;
  - b. Ask that the federal and provincial governments take more measures to protect and reinvest in existing rental stock and to facilitate their acquisition by non-profits and co-operatives.

CARRIED UNANIMOUSLY (Vote No. 06960)

(Councillor Dominato absent for the vote)

- B. THAT staff investigate ways the City could mitigate harm to affordability of older housing stock by Real Estate Income Trusts (REITS) and other investors using action such as, but not limited to, vacancy control, right of first refusal, and supporting a non-profit acquisition strategy and to report back as part of ongoing work;

FURTHER THAT pursuant to *Vancouver Charter 565A* or any similar statutes, staff report back on any potential by-law remedies that might apply conditions on development permits, in order to mitigate harm to affordability of older housing stock and in particular low capitalization high yield REIT renovations.

CARRIED (Vote No. 06961)

(Councillors Bligh and De Genova opposed)

(Councillor Dominato absent for the vote)

### **FINAL MOTION AS APPROVED**

THAT the Committee recommend to Council

#### WHEREAS

1. Across Canada and the globe, government policies and financial pressures have shifted housing away from a necessity and human right into an asset, commodity and financial investment;
2. In Canada, this shift has included a transformation of smaller landlords to larger, investment-oriented companies, including Real Estate Investment Trusts (REITs);
3. REITs pool the capital of multiple investors to own, operate or finance income-generating real estate. Investors can receive returns on their investments without

- needing the expertise to buy or manage any properties themselves;
4. As of 2017, REITs owned 20% of units in Canada; in BC they own 4%;
  5. REITs' portion of the housing market locally and nationally continues to grow, exposing more tenants to landlords who are motivated to displace existing tenants in favour of wealthier ones who can generate the income expected for their portfolio. This process feeds gentrification, poverty, and homelessness;
  6. In 2019, the Government of Canada adopted the National Housing Strategy Act (NHTSA), which recognizes that housing is a fundamental human right;
  7. Canada Mortgage and Housing Corporation (CMHC) recently committed to ensuring secure and affordable housing for all by 2030;
  8. Cities like Vancouver continue to bear substantial responsibility for addressing the housing crisis without sufficient resources from higher levels of government;
  9. Cities like Vancouver must create innovative solutions to ensure that our residents' human rights are protected and to keep higher levels of government accountable to their commitments;
  10. Two REITs just bought 15 Vancouver apartment buildings with 614 units for \$292.5 million. Seven rental buildings in Vancouver's West End are owned by a single REIT company as of Summer 2020; and
  11. REITs' offer investors the benefit of not having to pay federal business taxes as long as the taxable income is distributed to unit holders;
  12. The REIT business model often relies on substantially raising rents when tenants leave or are evicted;
  13. The BC Non-Profit Housing Association and the Co-op Housing Federation are working with the BC government on an apartment acquisition strategy worth \$500 million and this is a significant step forward but won't protect the majority of older purpose-built rental buildings from falling prey to this business model;
  14. The Canadian Alliance to End Homelessness warns "When investors buy up rental housing, they deepen Canada's housing crisis by taking existing rental housing off the market or by increasing rent, making it unaffordable. This leaves lower income Canadians facing eviction, unable to afford rent or to live in the communities they choose. Following the pandemic there is an added risk that such predatory purchases will accelerate as small asset owners are impacted by rental loss and forced to sell their properties.";
  15. The Canadian Alliance to End Homelessness is calling for governments to implement "measures to curtail the impacts of financialization of rental housing markets by limiting the ability of large capital funds (including Real Estate Income Trusts – REITS) to purchase 'distressed' rental housing assets."; and
  16. The City of Montreal has implemented a "Right of First Refusal" program, such that when an offer to purchase a purpose-built rental building has been accepted by a buyer, the municipality has priority over any other buyer in order to carry out projects for the benefit of the community.

THEREFORE BE IT RESOLVED

- A. THAT the Mayor write to the federal government on behalf of Council to:
- a. Express concern about the growing share of units that Real Estate Investment Trusts (REITs) and other big investors own across the country and their impacts on the human right to housing, the commodification of housing, housing security and affordability for Vancouver residents;
  - b. Ask that the federal and provincial governments take more measures to protect and reinvest in existing rental stock and to facilitate their acquisition by non-profits and co-operatives.
- B. THAT staff investigate ways the City could mitigate harm to affordability of older housing stock by Real Estate Income Trusts (REITS) and other investors using action such as, but not limited to, vacancy control, right of first refusal, and supporting a non-profit acquisition strategy and to report back as part of ongoing work;

FURTHER THAT pursuant to *Vancouver Charter 565A* or any similar statutes, staff report back on any potential by-law remedies that might apply conditions on development permits, in order to mitigate harm to affordability of older housing stock and in particular low capitalization high yield REIT renovations.

**8. Daylighting Building Permit Wait Times (Member's Motion B.4)**

At the Council meeting on February 9, 2021, Council referred the following motion to the Standing Committee on Policy and Strategic Priorities meeting on February 10, 2021, in order to hear from speakers.

The Chair called for speakers and none were present.

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

WHEREAS

1. The City of Vancouver continually works to make Vancouver's homes and buildings safer, healthier, greener, and more accessible, including reviewing permit applications and enforcing regulations in a fair and consistent manner, and working to decrease the length and complexity of the permit process by introducing – among other measures – online services and more efficient procedures and processes;
2. Construction projects and any change of land use or occupancy on private property require a building permit. All projects must comply with the Vancouver Building By-law to meet life safety, livability, accessibility, and sustainability requirements. Building permits are the tool the City uses to achieve these requirements;
3. The City has a Small Business Commercial Renovation Centre (CRC) for small business owners planning a renovation or looking to move or start a business in

Vancouver. The CRC offers assistance to help customers make an informed decision about the suitability of a business property or the viability of a proposed renovation;

4. Despite various strategies and measures implemented by the City of Vancouver over time to improve permit wait times such as the Commercial Renovation Centre launched in February 2017 (as a 'one stop shop' for small businesses to get dedicated support), investments in technology to improve transparency, workflow, and overall customer experience, increased staff to address backlogs and specific areas of need, as well as conducting stakeholder engagements, policy inventories, high-level process and decision-making reviews, and data and metrics reviews, the duration and clarity surrounding permit wait times continue to be an impediment to those wishing to invest in existing and/or open new businesses in Vancouver;
5. At a public hearing on June 25, 2020, Council approved amendments to clean-up, clarify, and consolidate our land use regulations and related land use documents to make them more user-friendly. These amendments represent incremental changes toward a set of simplified zoning regulations and are intended to help simplify and streamline permit reviews in combination with permit processing improvements;
6. Likewise, on July 24, 2020, Council enacted the amendments to the zoning regulations noted above, and on September 15, 2020, Council gave final approval to the various consequential amendments related to the City's land use documents. The updated and simplified land use regulations and policies are intended to result in review processes that are more streamlined;
7. With reference to the City's "Regulation Redesign" initiative – a comprehensive ongoing review of the City's land use regulations and related policy documents – staff are scheduled to report back to Council in the Winter of 2021 with regulatory updates related to the drafting and refining of new zoning by-laws, the development of an implementation plan for introducing new by-laws, and the communication protocols and procedures for developing regulations and policies, along with related public engagement opportunities. The timeline for implementation of the above-noted report items is scheduled for 2022;
8. Despite the foregoing, and despite the various strategies and measures implemented by the City to improve permit wait times, a lack of clear information and general uncertainty regarding permit wait times continues to be an issue, especially in terms of transparently communicating wait times to the general public and small businesses wishing to expand or open. For example, the CRC webpage on the City's website shows "permit processing times as of January 1, 2021" but only for one permit category – namely, for "Minor commercial renovation" work;
9. Likewise, the CRC webpage notes a target to issue 95% of "minor commercial renovation" permits within seven weeks, yet only 44% of these applications have been accomplished within the seven-week target in the last three months; further there is no clear information given regarding the average wait time;
10. The impact of delays and/or permit processing times that are longer than expected causes a range of financial hardships for small businesses, not the

least of which are having to carry extra months of lease costs without any revenue, delaying the projected timeline for opening to the paying public, and generally impacting the financial well-being and sustainability of a business (especially considering the added layers of uncertainty due to COVID-19); and

11. Making clear, transparent information available to small businesses would help them to plan more effectively, for example in negotiating leases by knowing the length of time they will have to plan for carrying costs along with other matters relevant to opening or expanding a small business (while recognizing that wait times could be subject to change for a number of reasons such as the completeness of a permit application, questions that arise, and the volume of in-stream applications to be processed).

THEREFORE BE IT RESOLVED THAT Vancouver City Council direct staff to post easy-to-access information on the City's website that would show current projected wait times for various building permit types in as close to real-time as possible, so that businesses planning to make improvements and/or changes to their premises (where a permit is required), or people planning to open a new business that would require permits, can have greater clarity and ability to plan appropriately and achieve success.

CARRIED UNANIMOUSLY (Vote No. 06962)

## **9. UBCM Resolution: Updating BC's Wrongful Death Law (Member's Motion B.5)**

At the Council meeting on February 9, 2021, Council referred the following motion to the Standing Committee on Policy and Strategic Priorities meeting on February 10, 2021, in order to hear from speakers.

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

MOVED by Councillor Fry  
THAT the Committee recommend to Council

### WHEREAS

1. Natasha Forry was a healthy, vibrant, Vancouver born and raised 29-year-old. On October 12th, 2020, Ms. Forry died of a treatable staph infection despite four visits over ten days and multiple misdiagnoses at her local hospital.<sup>1</sup> Because Ms. Forry leaves behind no financial dependents, her family is denied an opportunity of legal remedy or accountability for her wrongful death;
2. Tragically, hundreds of British Columbians will experience the loss of a loved one each year, and in the event of a wrongful death many will discover they cannot access legal representation or recourse;
3. Wrongful deaths and harms are disproportionately experienced by Indigenous and racialized people. The *National Inquiry into Missing and Murdered Indigenous Women and Girls* and *In Plain Sight: Addressing Indigenous-specific Racism and Discrimination in B.C. Health Care*<sup>2</sup> recognize systemic inequities for Indigenous peoples in the care system, and variously recommend fully investigating deaths of Indigenous youth in care; and an obligation to support

families, recognizing cultural and spiritual losses, and access to justice;

4. Wrongful Death Law in BC is legislated by the *Family Compensation Act*, with accompanying provisions in the *Wills, Estates and Succession Act*, for determining the “worth” of a deceased family member. Currently, access to the courts requires that the deceased was a breadwinner, meaning that typically the wrongful death of a child, an elderly person, or someone with a significant disability cannot go to trial, and precludes opportunities for independent investigation, recourse, or accountability that could avail justice, system change, economic or non-economic damages;
5. The *Family Compensation Act* is antiquated legislation that’s had no significant or meaningful updates since its adoption from the UK’s “*Lord Campbell’s Act*” in 1846, and British Columbia is the last remaining province in Canada yet to modernize its wrongful death legislation to provide a modern standard of human value, dignity, and protection under the law.<sup>3</sup> BC’s *Family Compensation Act* discriminates against children, the elderly and many people with disabilities when killed by the recklessness and harm of another;
6. The Canadian Bar Association of BC has recommended the *Family Compensation Act* be amended to provide for bereavement damages in the event of a death of a family member caused by the wrongdoing of another person or entity, with the reasoning: “The current failure of the law to recognize such losses is offensive and inexplicable to BC families who experience such tragedies, fails to reflect modern-day accepted norms as to basic fairness in a tort system, and is out of line with the law in most jurisdictions in Canada”;<sup>4</sup> and
7. The BC Wrongful Death Law Reform Society has recommended the replacement of the *Family Compensation Act*, to allow for non-pecuniary damages relating to the loss of love, guidance, care, companionship, and affection, as well as conscious pain and suffering that the decedent endured before death, and in egregious circumstances, punitive damages.<sup>5</sup>

#### THEREFORE BE IT RESOLVED

- A. THAT the following resolution be submitted to LMLGA for submission as a 2021 UBCM Resolution, and titled: “Updating BC’s Wrongful Death Law”:

WHEREAS Tragically, hundreds of British Columbians will experience the loss of a loved one each year, and in the event of a wrongful death, many will discover they cannot access legal representation or recourse because Wrongful Death Law in BC is legislated by the *Family Compensation Act* and provisions in the *Wills, Estates and Succession Act* in determining the “worth” of a deceased family member. Currently, access to the courts requires that the deceased was a breadwinner, and otherwise precludes opportunities for independent investigation, recourse, or accountability that could avail justice, system change, economic or non-economic damages.

AND WHEREAS the *Family Compensation Act* is antiquated legislation that’s had no significant or meaningful updates since the 1800s, and British Columbia is the last remaining province in Canada to modernize its wrongful death legislation to provide a fair standard of human value,

dignity, and protection under the law. BC's *Family Compensation Act* discriminates against children, the elderly and many people with disabilities when killed by the recklessness and harm of another.

THEREFORE BE IT RESOLVED THAT the UBCM request the Government of British Columbia and Attorney General modernize and reform wrongful death law in British Columbia to ensure access to justice, accountability, and compensation in British Columbia for the surviving family members of those wrongfully killed.

B. THAT Whereas clauses 1 through 7 and footnotes be submitted as background.

- 
1. *Mother demands justice for daughter who died of infection despite 4 hospital visits in 10 days* (Lovegreen, CBC, Dec 2020)  
<https://www.cbc.ca/news/canada/british-columbia/bc-wrongful-death-laws-staph-infection-ann-natasha-forry-1.5849227>
  2. *In Plain Sight: Addressing Indigenous-specific Racism and Discrimination in B.C. Health Care* (Turpel-Lafond, Nov 2020)  
<https://engage.gov.bc.ca/app/uploads/sites/613/2020/11/In-Plain-Sight-Full-Report.pdf>
  3. *BC Wrongful Death Law Reform Society: Comparing other provinces*  
<https://intheirname.ca/comparing-other-provinces/>
  4. *CBABC Briefing Note: Family Compensation Act (2014)*  
[https://www.cbabc.org/CBAMediaLibrary/cba\\_bc/pdf/Advocacy/FamilyCompensationAct/CBABC\\_Briefing\\_Note\\_Family\\_Compensation\\_Act.pdf](https://www.cbabc.org/CBAMediaLibrary/cba_bc/pdf/Advocacy/FamilyCompensationAct/CBABC_Briefing_Note_Family_Compensation_Act.pdf)
  5. *BC Wrongful Death Law Reform Society: Wrongful Death Accountability Act Proposal*  
<https://intheirname.ca/proposed-legislation/>

CARRIED UNANIMOUSLY (Vote No. 06963)

## 10. Local Elections – Review and Reform (Member's Motion B.6)

At the Council meeting on February 9, 2021, Council referred the following motion to the Standing Committee on Policy and Strategic Priorities meeting on February 10, 2021, in order to hear from speakers.

The Committee heard from four speakers in support of the motion and one speaker who commented on other matters related to the motion.

\* \* \* \* \*

*During the hearing of speakers, the Committee recessed at 4:47 pm  
and reconvened at 6:02 pm.*

\* \* \* \* \*

In response to questions regarding campaign donations, the Acting City Manager agreed to provide more detailed information on eligible donations.

MOVED by Councillor Fry  
THAT the Committee recommend to Council

WHEREAS

1. *The Vancouver Act of Incorporation* of April 6, 1886, was enacted by the Government of the Province of British Columbia, and established the City of Vancouver and its City Council as an order of local government with a requirement for democratic elections. The first Vancouver municipal election took place in May 1886, and since that time through the *Vancouver Incorporation Act* of 1921, to amalgamation in 1929, to the *Vancouver Charter* of 1953, the rules and governance of Vancouver municipal elections have evolved to respond to legal and societal changes through many amendments over many years;
2. The B.C. government is responsible for the core local government system and its legislative framework including maintaining and changing the framework for local elections, by-elections and assent voting events. Elections in Vancouver are variously governed by provincial legislation including the *BC Election Act*<sup>1</sup>, the *BC Local Elections Campaign Financing Act*<sup>2</sup> and *The Vancouver Charter*<sup>3</sup>, as well as the City's *Election By-law 9070*<sup>4</sup> and *Code of Conduct Corporate Policy*<sup>5</sup> (currently under consideration for adoption as by-law);
3. The administration of local elections and by-elections is a shared responsibility between the government of the City of Vancouver and Elections BC. Elections BC is responsible for the administration of the provincial electoral process in B.C. and the campaign financing and third party advertising rules under the *Local Elections Campaign Financing Act*;
4. Across Canada, municipalities continue to struggle with low voter turnout (average 40%), lack of diversity represented in election results<sup>6</sup>, disenfranchisement of youth and permanent residents, impacts of emergent digital campaign tools, political machines, and civic literacy. Vancouver has additionally struggled with "big money" under-regulated financial influence in elections;
5. Recent efforts to remedy and reform the electoral process include advocacy and resolutions from current and past Vancouver Councils, and through the Union of BC Municipalities (UBCM). These efforts have resulted in:
  - a. Amendments to the *Local Election Campaign Finance Act* (LECFA) in 2018 which resulted in a number of significant campaign finance reforms notably stricter limits, and the elimination of corporate and union donations;
  - b. The creation of Vancouver's Independent Election Task Force, which analyzed voting and electoral systems in Vancouver and reported in 2017 and 2019 with a number of priority recommendations and reforms, few of which have been implemented; and
  - c. Vancouver's Report Back on the Random Order Ballot Model Used in the 2018 Vancouver Election, suggesting improvements to the random ballot process and measures to more carefully manage and limit the number of names on ballots, considered by City Council in January of 2021;



6. Several of the remedies and reforms suggested by the IETF reports cannot be implemented by the City of Vancouver and await a response from the province. Some under consideration include:
  - a. UBCM 2020 Special Resolution 3 (SR3) *Local Government Election Financing* is currently under review with the province and incorporates a number of Vancouver-led 2020 election finance reform resolutions (notably C5 and C6) calling upon the province to amend the LEFCA to:
    - i. require all elector organizations, as defined under the Local Government Act to register with Elections BC, similar to how provincial political parties are registered with Elections BC;
    - ii. require real time disclosure of in-kind support and financial contributions made to local government election candidates in election years, as well as to sitting elected officials in non-election years;
    - iii. apply contributor and contribution limits to operating accounts of elector organizations and candidates for operational purposes at all times, and to require that annual disclosure reports of contributions received in operating bank accounts, in election years and non-election years; and
    - iv. establish a pre-campaign period during which time all election advertising must include sponsorship information;
  - b. UBCM 2019 B108 *Youth Voting in Local Government Elections*, resolution to lower the voting age to 16 (still under provincial review);
  - c. UBCM 2019 B109 *Fresh Voices #LostVotes*, to allow Permanent Residents to vote (still under provincial review, and considering federal consultation);
  - d. Additional recommendations by the IETF that have not been formally submitted for consideration include:
    - i. Use of “Own Funds”;
    - ii. Distinction between (types of) third parties;
    - iii. Exemptions for Small Entities;
    - iv. Counting Contributions of Staff Time; and
    - v. Different Treatment of Independent and Party-Affiliated Candidates;
7. Priority recommendations from *The City of Vancouver Independent Election Task Force 2017*<sup>7</sup> include several suggested reforms that do not require provincial legislation, and could be implemented by the City of Vancouver, notably:

- a. Using a deliberative participatory process to determine a system of Proportional Representation suited for municipal elections in Vancouver;
  - b. Amend the City of Vancouver Code of Conduct for Council officials requiring elected officials to withdraw from the decision-making process in matters submitted to City Council from corporations, unions, non-profit societies, and associations that contribute directly or indirectly to their campaigns. Require all submissions before Vancouver City Council to indicate whether the applicants (either the applying entity, or in the case of an organization, its officers) made campaign contributions and, if so, to whom. Contributors would self-identify on submissions that require a decision by City Council. The disclosure would accompany the submissions throughout the decision-making process.; and
  - c. Increase voter turnout through positive cues to improve engagement, civic literacy, and political knowledge;
8. Priority recommendations from *The City of Vancouver Independent Election Task Force 2019*<sup>8</sup> include several suggested reforms that do not require provincial legislation, and could be implemented by the City of Vancouver, notably:
- a. Increase penalties and associated enforcement mechanisms to a level where this is a reliable disincentive to contravene regulations. Penalties need not be solely monetary and could include the loss of right to enter into a municipal contract (Recommendation 12);
  - b. Invest in voter engagement (Recommendation 13); and
  - c. The need for more research and a new Independent Election Task Force (Recommendations 14 and 15);
9. *The City of Vancouver Independent Election Task Force 2019* additionally recommends “Expanding the Definition of Advertising” (Recommendation 6) to include paid phone banking, paid digital campaigns, polling, and paid door-to-door canvassing:
- a. Today, sophisticated data analytics, weapons-grade communication technology<sup>9</sup>, artificial intelligence and machine learning, alongside under-regulated online campaign and engagement tools have created a fertile environment for a new political machine for the 21st Century.
  - b. These concepts may not have been contemplated in reforms to the LECFA in 2018, or submitted for provincial consideration but are viewed by data and privacy experts as an emergent threat to democratic process<sup>10</sup>;
  - c. Recent investigations and revelations around Cambridge Analytica and the use of psychographic profiling and predicting techniques to identify voter behaviour and persuade the persuadables have been implicated in manipulating electoral outcomes in developing nations and more recently Trump in the United States and Brexit in the UK;<sup>11</sup> and

- d. A joint investigation by BC and Canadian privacy commissioners<sup>12</sup> has revealed one local company, Aggregate IQ Data Services (AIQ) was responsible for privacy violations and data breaches and provided services to “several political organizations and campaigns in BC,” including “provincial party, certain candidates in the 2017 provincial election, a candidate for the leadership of a provincial party, and a municipal slate in the 2018 local elections”;<sup>13</sup>
10. The COVID-19 pandemic and resulting socio-economic crisis have strained the City of Vancouver’s financial and human resources, as well as means to effectively engage with Vancouver voters and non-voters alike; and
11. Current City-led public outreach opportunities to improve civic literacy include the Vancouver Plan, led by PDS and operating across departments; and the “Your City Hall” (YCH) initiative, led by the City Clerk’s Office. The YCH initiative intends to take new actions aimed at reducing systemic barriers through civic engagement and outreach, to increase voter turnout and candidate diversity.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to include as part of Your City Hall and/or another City-led undertaking, a deliberative public participatory process, to engage, consider and report back on Vancouverites preference for a system of Proportional Representation suited for municipal elections;

FURTHER THAT Council direct staff to report back on methodology and cost to establish a Citizen’s Assembly to review and recommend a preferred electoral system for Vancouver, independently or in collaboration with the above deliberative public participatory process findings;

AND FURTHER THAT timing of this work consider an opportunity for voters in the 2022 general election to provide input.

- B. THAT Council direct staff to advise amendments to the City of Vancouver Code of Conduct for Council officials, requiring elected officials to publicly declare any potential conflict related to campaign donations in decision-making process on matters submitted to City Council;

FURTHER THAT staff advise amendments to require all submissions before Vancouver City Council to indicate whether the applicants (either the applying entity, or in the case of an organization, its officers) made any political contributions to any member of council either inside or outside the local election or campaign period and, if so, to whom; and that contributors would self-identify on submissions requiring a decision by City Council, and these disclosures would accompany the submissions throughout the decision-making process.

- C. THAT Council direct staff to advise amendments to the City of Vancouver *Election By-law No. 9070 and/or Vancouver Code of Conduct*, to increase penalties and associated enforcement mechanisms (including the loss of right to enter into a municipal contract) to a level where this is a reliable disincentive to contravene regulations.

- D. THAT Council direct staff to report back with options and framework to reconvene an Independent Election Task Force in advance of, and to report back after on the 2022 Vancouver general election. Per the recommendations of the 2016-2019 IETF a reconvened task force would be composed of entirely different members and that the work of the task force would be in addition to – and not a substitute for – reports undertaken by the city election office.
- E. THAT Council direct staff to include opportunities and engagement to improve civic literacy and voter turnout as part of the Your City Hall initiative, as well as through information and dialogues conveyed through the Vancouver Plan.
- F. THAT the following resolution be submitted to LMLGA for submission as a 2021 UBCM Resolution titled “Expanding definitions and responsibilities of digital campaigns”:

WHEREAS Elections BC regulates and defines online advertising as election advertising that has or would normally have a placement cost, but this does not specifically or explicitly include all digital campaigns or data collection.

AND WHEREAS Sophisticated data analytics, weapons-grade communication technology, artificial intelligence and machine learning, alongside under-regulated online campaign and engagement tools have emerged to use psychographic profiling and predicting techniques to identify voter behaviour and persuade the persuadables using a variety of online engagement methods including but not limited to news, profiles, groups, memes and shareables. The use of deceptive and coercive digital campaigns have been implicated in manipulating electoral outcomes in developing nations, and more recently the Trump campaign in the United States, Brexit in the UK (Cambridge Analytica) and in BC’s 2017 provincial and 2018 local elections (AIQ).

THEREFORE BE IT RESOLVED THAT the UBCM request the Government of British Columbia to expand the definition of advertising to cover digital political campaigns and tools, and mandate their disclosure of how and when data is being collected and used, and by whom.

FURTHER THAT Whereas clause number 9 and related footnotes be included as backgrounder to this motion.

FURTHER THAT the Mayor on behalf of council write to the Premier and Minister of Municipal Affairs requesting the Government of British Columbia consider and implement this request as an amendment to the *Local Election Campaign Finance Act*.

AND FURTHER THAT Council direct staff to consider and report back on implementing these recommendations into the *Council Code of Conduct and/or Election By-law No. 9070*.

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1. *Election Act*

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96106\\_01](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96106_01)

2. *Local Elections Campaign Finance Act*  
<https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/14018>
3. *Vancouver Charter*  
[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/vanch\\_00](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/vanch_00)
4. *Vancouver Election By-law No. 9070*  
<https://bylaws.vancouver.ca/9070c.PDF>
5. *Code of Conduct Corporate Policy*  
<https://vancouver.ca/files/cov/boards-committees-code-of-conduct.pdf>
6. *Canadian cities are still electing overwhelmingly white governments (Zhou, Vice, Oct 2018)*  
<https://www.vice.com/en/article/598v8k/canadian-cities-are-still-electing-overwhelming-white-governments>
7. *Independent Election Task Force Final Report (2017)*  
<https://council.vancouver.ca/20170124/documents/rr3AppendixA.pdf>
8. *2019 Report Back from the Independent Election Task Force (2019)*  
<https://vancouver.ca/files/cov/2019-06-21-report-back-from-the-independent-election-task-force-rts-12665.pdf>
9. *Before Trump, Cambridge Analytica quietly built “psyops” for militaries (Witt/Pasternack, Fast Company, Sept 2019)*  
<https://www.fastcompany.com/90235437/before-trump-cambridge-analytica-parent-built-weapons-for-war>
10. *Pew Research: Many Tech Experts Say Digital Disruption Will Hurt Democracy (Feb 2020)*  
<https://www.pewresearch.org/internet/2020/02/21/many-tech-experts-say-digital-disruption-will-hurt-democracy/>
11. *Fresh Cambridge Analytica leak ‘shows global manipulation is out of control’ (Cadwalladr, The Guardian, Jan 2020)*  
<https://www.theguardian.com/uk-news/2020/jan/04/cambridge-analytica-data-leak-global-election-manipulation>
12. *Investigation Report P19-03/PIPEDA-035913: AggregateIQ Investigation (McEvoy/Therrien, Office of the Information & Privacy Commissioner for British Columbia / Office of the Privacy Commissioner of Canada, Nov 2019)*  
<https://www.oipc.bc.ca/investigation-reports/2363>
13. *A B.C. company with ties to Cambridge Analytica broke Canadian law. Here’s why privacy watchdogs say it’s a big deal (Seucharan, Star Vancouver, Nov 2019)*  
<https://www.thestar.com/vancouver/2019/11/26/data-firm-aggregate-iq-broke-law-by-sharing-personal-information-with-facebook-without-user-consent-bc-investigation-finds.html>

amended

AMENDMENT MOVED by Councillor Kirby-Yung

THAT the motion be amended in A as follows:

- first paragraph - add the word “either” before the word “Proportional”, and add the words “or retention of the current system” after the word “Representation”;
- second paragraph - add the words “of Vancouver voters” after the word “Assembly”;
- add the following clauses at the end:

FURTHER THAT any recommendations or decisions by Council on electoral reform and/or electoral representation, come only after a plebiscite included in a regularly scheduled general civic election;

AND FURTHER THAT the results of any plebiscite be considered in any future staff recommendations and decisions made by Council on this matter.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Hardwick

THAT the amendment be amended in the first paragraph to add the word “Wards” after the word “Representation” and to add the words “At-Large” before the word “current”.

CARRIED (Vote No. 6964) - *reconsidered*  
(Councillors Dominato, Fry, Kirby-Yung and Wiebe opposed)

RECONSIDERATION MOVED by Councillor De Genova

THAT the vote on the amendment to the amendment be reconsidered.

CARRIED UNANIMOUSLY

The reconsideration having passed, the amendment to the amendment was put and CARRIED (Vote No. 06965) with Councillors De Genova, Dominato, Fry, Kirby-Yung and Wiebe opposed.

Prior to the vote, the Committee agreed to separate the components of the amendment, and with the amendment to the amendment having carried, the amendment as amended was put and severed as follows:

THAT the motion be amended in A as follows:

- first paragraph - add the word “either” before the word “Proportional”, and add the words “Wards or retention of the At-Large current system” after the word “Representation”;

LOST (Vote No. 06966) - *reconsidered*  
(Councillors Bligh, Boyle, Carr, Fry, Kirby-Yung and Wiebe opposed)

RECONSIDERATION MOVED by Councillor De Genova

THAT the vote on the amendment to the first paragraph of A be reconsidered.

CARRIED UNANIMOUSLY

The reconsideration having passed, the amendment to the first paragraph of A was put and LOST (Vote No. 06967) with Councillors Bligh, Carr, De Genova, Dominato, Fry, Kirby-Yung and Wiebe opposed.

THAT the motion be amended in A as follows:

- second paragraph - add the words “of Vancouver voters” after the word “Assembly”;

- add the following clauses at the end:

THAT any recommendations or decisions by Council on electoral reform and/or electoral representation come only after a plebiscite included in a regularly scheduled general civic election;

FURTHER THAT the results of any plebiscite be considered in any future staff recommendations and decisions made by Council on this matter.

CARRIED (Vote No. 06968)

(Councillors Boyle, Swanson, Wiebe and Mayor Stewart opposed)

AMENDMENT MOVED by Councillor Kirby-Yung

THAT the motion be amended to add the following as I:

THAT Council direct the Mayor to advocate to the Province to amend the Local Election Campaign Finance Act so that any independent candidates that run or position themselves during election campaigns as informal slates and engage in joint advertising or promotion, thereby realizing the benefits of elector organizations or promotional activities of any third-parties supporting informal slates, should be subject to the same financing limitations, namely the cap of \$1,200 per single donor currently allowed for all candidates running under a single party banner, and request the Province to amend the campaign financing rules accordingly in time for the 2022 municipal elections.

CARRIED UNANIMOUSLY (Vote No 06969)

AMENDMENT MOVED by Councillor Boyle

THAT the motion be amended to add the following as J:

THAT Council direct the Mayor to write to BC's new Minister of Municipal Affairs and the Attorney General to request that the Province of British Columbia create "Local Choice" legislation that grants municipalities the power to consider, choose and adopt more inclusive voting systems as a means of improving representation and racial diversity on Council in future elections;

FURTHER THAT Council, at its next meeting, consider the above clause to be submitted to LMLGA for submission as a 2021 UBCM Resolution.

CARRIED (Vote No. 06970)

(Councillors De Genova, Dominato, Hardwick and Kirby-Yung opposed)

AMENDMENT MOVED by Councillor Fry

THAT the last two paragraphs of the resolution be amended to become G and H as follows:

- G. THAT the Mayor on behalf of Council write to the Premier and Minister of Municipal Affairs requesting the Government of British Columbia consider and implement this request as an amendment to the Local Election Campaign Finance Act.

- H. THAT Council direct staff to consider and report back on implementing these recommendations into the Council Code of Conduct and/or Election By-law 9070.

CARRIED UNANIMOUSLY (Vote No. 06971)

AMENDMENT MOVED by Councillor Dominato

THAT the motion be amended in A to add the words “or the first-past-the-post system” at the end.

*withdrawn*

Subsequently, following discussion, Councillor Dominato agreed to withdraw the amendment and Council unanimously agreed.

\* \* \* \* \*

*The Committee recessed at 7:52 pm and reconvened at 8:11 pm.*

\* \* \* \* \*

Prior to the vote, the Committee agreed to separate the components of the motion and, with the amendments having either carried, lost or been withdrawn, the motion as amended was put and severed as follows:

- A. THAT Council direct staff to include as part of Your City Hall and/or another City-led undertaking, a deliberative public participatory process, to engage, consider and report back on Vancouverites’ preference for a system of Proportional Representation suited for municipal elections;

FURTHER THAT Council direct staff to report back on methodology and cost to establish a Citizen’s Assembly of Vancouver voters to review and recommend a preferred electoral system for Vancouver, independently or in collaboration with the above deliberative public participatory process findings;

FURTHER THAT timing of this work consider an opportunity for voters in the 2022 general election to provide input;

FURTHER THAT any recommendations or decisions by Council on electoral reform and/or electoral representation, come only after a plebiscite included in a regularly scheduled general civic election;

AND FURTHER THAT the results of any plebiscite be considered in any future staff recommendations and decisions made by Council on this matter.

CARRIED (Vote No. 06972)

(Councillors Hardwick, Swanson and the Mayor opposed)

(Councillors De Genova, Dominato and Kirby-Yung abstained from the vote)



- B. THAT Council direct staff to advise amendments to the City of Vancouver Code of Conduct for Council officials, requiring elected officials to publicly declare any potential conflict related to campaign donations in decision-making process on matters submitted to City Council;

FURTHER THAT staff advise amendments to require all submissions before Vancouver City Council to indicate whether the applicants (either the applying entity, or in the case of an organization, its officers) made any political contributions to any member of council either inside or outside the local election or campaign period and, if so, to whom; and that contributors would self-identify on submissions requiring a decision by City Council, and these disclosures would accompany the submissions throughout the decision-making process.

CARRIED (Vote No. 06973)  
(Councillors Boyle, Hardwick, Swanson and the Mayor opposed)  
(Councillor Kirby-Yung abstained from the vote)

- C. THAT Council direct staff to advise amendments to the City of Vancouver Election By-law 9070 and/or Vancouver Code of Conduct, to increase penalties and associated enforcement mechanisms (including the loss of right to enter into a municipal contract) to a level where this is a reliable disincentive to contravene regulations.

CARRIED (Vote No. 06975)  
(Councillors Boyle, Hardwick, Swanson and the Mayor opposed)  
(Councillors De Genova, Dominato and Kirby-Yung abstained from the vote)

- D. THAT Council direct staff to report back with options and framework to reconvene an Independent Election Task Force in advance of, and to report back after on the 2022 Vancouver general election. Per the recommendations of the 2016-2019 IETF a reconvened task force would be composed of entirely different members and that the work of the task force would be in addition to – and not a substitute for – reports undertaken by the city election office.

CARRIED (Vote No. 06976)  
(Councillors Hardwick, Swanson and the Mayor opposed)  
(Councillor Kirby-Yung abstained from the vote)

- E. THAT Council direct staff to include opportunities and engagement to improve civic literacy and voter turnout as part of the Your City Hall initiative, as well as through information and dialogues conveyed through the Vancouver Plan.

CARRIED UNANIMOUSLY (Vote No. 06978)

- F. THAT the following resolution be submitted to LMGA for submission as a 2021 UBCM Resolution titled “Expanding definitions and responsibilities of digital campaigns”:

WHEREAS Elections BC regulates and defines online advertising as election advertising that has or would normally have a placement cost, but this does not specifically or explicitly include all digital campaigns or data collection.

AND WHEREAS Sophisticated data analytics, weapons-grade communication technology, artificial intelligence and machine learning, alongside under-regulated online campaign and engagement tools have emerged to use psychographic profiling and predicting techniques to identify voter behaviour and persuade the persuadables using a variety of online engagement methods including but not limited to news, profiles, groups, memes and shareables. The use of deceptive and coercive digital campaigns have been implicated in manipulating electoral outcomes in developing nations, and more recently the Trump campaign in the United States, Brexit in the UK (Cambridge Analytica) and in BC's 2017 provincial and 2018 local elections (AIQ).

THEREFORE BE IT RESOLVED THAT the UBCM request the Government of British Columbia to expand the definition of advertising to cover digital political campaigns and tools, and mandate their disclosure of how and when data is being collected and used, and by whom.

FURTHER THAT Whereas clause number 9 and related footnotes be included as backgrounder to this motion.

CARRIED UNANIMOUSLY (Vote No. 06979)  
(Councillor De Genova abstained from the vote)

- G. THAT the Mayor on behalf of council write to the Premier and Minister of Municipal Affairs requesting the Government of British Columbia consider and implement the recommendations in F as an amendment to the Local Election Campaign Finance Act.

CARRIED UNANIMOUSLY (Vote No. 06980)  
(Councillor De Genova abstained from the vote)

- H. THAT Council direct staff to consider and report back on implementing these recommendations into the Council Code of Conduct and/or Election By-law 9070.

CARRIED (Vote No. 06981)  
(Councillor Swanson opposed)  
(Councillors Hardwick and Kirby-Yung abstained from the vote)

- I. THAT Council direct the Mayor to advocate to the Province to amend the Local Election Campaign Finance Act so that any independent candidates that run or position themselves during election campaigns as informal slates and engage in joint advertising or promotion, thereby realizing the benefits of elector organizations or promotional activities of any third-parties supporting informal slates, should be subject to the same financing limitations, namely the cap of \$1,200 per single donor currently allowed for all candidates running under a single party banner, and request the Province to amend the campaign financing rules accordingly in time for the 2022 municipal elections.

CARRIED UNANIMOUSLY (Vote No. 06982)  
(Councillor De Genova abstained from the vote)

- J. THAT Council direct the Mayor to write to BC's new Minister of Municipal Affairs and the Attorney General to request that the Province of British Columbia create "Local Choice" legislation that grants municipalities the power to consider, choose and adopt more inclusive voting systems as a means of improving representation and racial diversity on Council in future elections;

FURTHER THAT Council, at its next meeting, consider the above clause to be submitted to LMLGA for submission as a 2021 UBCM Resolution.

CARRIED (Vote No. 06983)

(Councillors De Genova, Dominato, Hardwick and Kirby-Yung opposed)

### **FINAL MOTION AS APPROVED**

THAT the Committee recommend to Council

#### WHEREAS

1. *The Vancouver Act of Incorporation* of April 6, 1886, was enacted by the Government of the Province of British Columbia, and established the City of Vancouver and its City Council as an order of local government with a requirement for democratic elections. The first Vancouver municipal election took place in May 1886, and since that time through the *Vancouver Incorporation Act* of 1921, to amalgamation in 1929, to the *Vancouver Charter* of 1953, the rules and governance of Vancouver municipal elections have evolved to respond to legal and societal changes through many amendments over many years;
2. The B.C. government is responsible for the core local government system and its legislative framework including maintaining and changing the framework for local elections, by-elections and assent voting events. Elections in Vancouver are variously governed by provincial legislation including the *BC Election Act*<sup>1</sup>, the *BC Local Elections Campaign Financing Act*<sup>2</sup> and *The Vancouver Charter*<sup>3</sup>, as well as the City's *Election By-law 9070*<sup>4</sup> and *Code of Conduct Corporate Policy*<sup>5</sup> (currently under consideration for adoption as by-law);
3. The administration of local elections and by-elections is a shared responsibility between the government of the City of Vancouver and Elections BC. Elections BC is responsible for the administration of the provincial electoral process in B.C. and the campaign financing and third party advertising rules under the Local Elections Campaign Financing Act;
4. Across Canada, municipalities continue to struggle with low voter turnout (average 40%), lack of diversity represented in election results<sup>6</sup>, disenfranchisement of youth and permanent residents, impacts of emergent digital campaign tools, political machines, and civic literacy. Vancouver has additionally struggled with "big money" under-regulated financial influence in elections;
5. Recent efforts to remedy and reform the electoral process include advocacy and resolutions from current and past Vancouver Councils, and through the Union of BC Municipalities (UBCM). These efforts have resulted in:
  - a. Amendments to the *Local Election Campaign Finance Act* (LECFA) in 2018 which resulted in a number of significant campaign finance reforms

- notably stricter limits, and the elimination of corporate and union donations;
- b. The creation of Vancouver's Independent Election Task Force, which analyzed voting and electoral systems in Vancouver and reported in 2017 and 2019 with a number of priority recommendations and reforms, few of which have been implemented; and
  - c. Vancouver's Report Back on the Random Order Ballot Model Used in the 2018 Vancouver Election, suggesting improvements to the random ballot process and measures to more carefully manage and limit the number of names on ballots, considered by City Council in January of 2021;
6. Several of the remedies and reforms suggested by the IETF reports cannot be implemented by the City of Vancouver and await a response from the province. Some under consideration include:
- a. UBCM 2020 Special Resolution 3 (SR3) *Local Government Election Financing* is currently under review with the province and incorporates a number of Vancouver-led 2020 election finance reform resolutions (notably C5 and C6) calling upon the province to amend the LEFCA to:
    - i. require all elector organizations, as defined under the Local Government Act to register with Elections BC, similar to how provincial political parties are registered with Elections BC;
    - ii. require real time disclosure of in-kind support and financial contributions made to local government election candidates in election years, as well as to sitting elected officials in non-election years;
    - iii. apply contributor and contribution limits to operating accounts of elector organizations and candidates for operational purposes at all times, and to require that annual disclosure reports of contributions received in operating bank accounts, in election years and non-election years; and
    - iv. establish a pre-campaign period during which time all election advertising must include sponsorship information;
  - b. UBCM 2019 B108 *Youth Voting in Local Government Elections*, resolution to lower the voting age to 16 (still under provincial review);
  - c. UBCM 2019 B109 *Fresh Voices #LostVotes*, to allow Permanent Residents to vote (still under provincial review, and considering federal consultation);
  - d. Additional recommendations by the IETF that have not been formally submitted for consideration include:
    - i. Use of "Own Funds";
    - ii. Distinction between (types of) third parties;

- iii. Exemptions for Small Entities;
  - iv. Counting Contributions of Staff Time; and
  - v. Different Treatment of Independent and Party-Affiliated Candidates;
7. Priority recommendations from *The City of Vancouver Independent Election Task Force 2017*<sup>7</sup> include several suggested reforms that do not require provincial legislation, and could be implemented by the City of Vancouver, notably:
- a. Using a deliberative participatory process to determine a system of Proportional Representation suited for municipal elections in Vancouver;
  - b. Amend the City of Vancouver Code of Conduct for Council officials requiring elected officials to withdraw from the decision-making process in matters submitted to City Council from corporations, unions, non-profit societies, and associations that contribute directly or indirectly to their campaigns. Require all submissions before Vancouver City Council to indicate whether the applicants (either the applying entity, or in the case of an organization, its officers) made campaign contributions and, if so, to whom. Contributors would self-identify on submissions that require a decision by City Council. The disclosure would accompany the submissions throughout the decision-making process.; and
  - c. Increase voter turnout through positive cues to improve engagement, civic literacy, and political knowledge;
8. Priority recommendations from *The City of Vancouver Independent Election Task Force 2019*<sup>8</sup> include several suggested reforms that do not require provincial legislation, and could be implemented by the City of Vancouver, notably:
- a. Increase penalties and associated enforcement mechanisms to a level where this is a reliable disincentive to contravene regulations. Penalties need not be solely monetary and could include the loss of right to enter into a municipal contract (Recommendation 12);
  - b. Invest in voter engagement (Recommendation 13); and
  - c. The need for more research and a new Independent Election Task Force (Recommendations 14 and 15);
9. *The City of Vancouver Independent Election Task Force 2019* additionally recommends “Expanding the Definition of Advertising” (Recommendation 6) to include paid phone banking, paid digital campaigns, polling, and paid door-to-door canvassing:
- a. Today, sophisticated data analytics, weapons-grade communication technology<sup>9</sup>, artificial intelligence and machine learning, alongside under-regulated online campaign and engagement tools have created a fertile environment for a new political machine for the 21st Century.

- b. These concepts may not have been contemplated in reforms to the LECFA in 2018, or submitted for provincial consideration but are viewed by data and privacy experts as an emergent threat to democratic process<sup>10</sup>;
  - c. Recent investigations and revelations around Cambridge Analytica and the use of psychographic profiling and predicting techniques to identify voter behaviour and persuade the persuadables have been implicated in manipulating electoral outcomes in developing nations and more recently Trump in the United States and Brexit in the UK;<sup>11</sup> and
  - d. A joint investigation by BC and Canadian privacy commissioners<sup>12</sup> has revealed one local company, Aggregate IQ Data Services (AIQ) was responsible for privacy violations and data breaches and provided services to “several political organizations and campaigns in BC,” including “provincial party, certain candidates in the 2017 provincial election, a candidate for the leadership of a provincial party, and a municipal slate in the 2018 local elections”;<sup>13</sup>
10. The COVID-19 pandemic and resulting socio-economic crisis have strained the City of Vancouver’s financial and human resources, as well as means to effectively engage with Vancouver voters and non-voters alike; and
11. Current City-led public outreach opportunities to improve civic literacy include the Vancouver Plan, led by PDS and operating across departments; and the “Your City Hall” (YCH) initiative, led by the City Clerk’s Office. The YCH initiative intends to take new actions aimed at reducing systemic barriers through civic engagement and outreach, to increase voter turnout and candidate diversity.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to include as part of Your City Hall and/or another City-led undertaking, a deliberative public participatory process, to engage, consider and report back on Vancouverites preference for a system of Proportional Representation suited for municipal elections;

FURTHER THAT Council direct staff to report back on methodology and cost to establish a Citizen’s Assembly of Vancouver voters to review and recommend a preferred electoral system for Vancouver, independently or in collaboration with the above deliberative public participatory process findings;

FURTHER THAT timing of this work consider an opportunity for voters in the 2022 general election to provide input;

FURTHER THAT any recommendations or decisions by Council on electoral reform and/or electoral representation, come only after a plebiscite included in a regularly scheduled general civic election;

AND FURTHER THAT the results of any plebiscite be considered in any future staff recommendations and decisions made by Council on this matter.

- B. THAT Council direct staff to advise amendments to the City of Vancouver Code of Conduct for Council officials, requiring elected officials to publicly declare any

potential conflict related to campaign donations in decision-making process on matters submitted to City Council;

FURTHER THAT staff advise amendments to require all submissions before Vancouver City Council to indicate whether the applicants (either the applying entity, or in the case of an organization, its officers) made any political contributions to any member of council either inside or outside the local election or campaign period and, if so, to whom; and that contributors would self-identify on submissions requiring a decision by City Council, and these disclosures would accompany the submissions throughout the decision-making process.

- C. THAT Council direct staff to advise amendments to the City of Vancouver Election By-law 9070 and/or Vancouver Code of Conduct, to increase penalties and associated enforcement mechanisms (including the loss of right to enter into a municipal contract) to a level where this is a reliable disincentive to contravene regulations.
- D. THAT Council direct staff to report back with options and framework to reconvene an Independent Election Task Force in advance of, and to report back after on the 2022 Vancouver general election. Per the recommendations of the 2016-2019 IETF a reconvened task force would be composed of entirely different members and that the work of the task force would be in addition to – and not a substitute for – reports undertaken by the city election office.
- E. THAT Council direct staff to include opportunities and engagement to improve civic literacy and voter turnout as part of the Your City Hall initiative, as well as through information and dialogues conveyed through the Vancouver Plan.
- F. THAT the following resolution be submitted to LMGA for submission as a 2021 UBCM Resolution titled “Expanding definitions and responsibilities of digital campaigns”:

WHEREAS Elections BC regulates and defines online advertising as election advertising that has or would normally have a placement cost, but this does not specifically or explicitly include all digital campaigns or data collection.

AND WHEREAS Sophisticated data analytics, weapons-grade communication technology, artificial intelligence and machine learning, alongside under-regulated online campaign and engagement tools have emerged to use psychographic profiling and predicting techniques to identify voter behaviour and persuade the persuadables using a variety of online engagement methods including but not limited to news, profiles, groups, memes and shareables. The use of deceptive and coercive digital campaigns have been implicated in manipulating electoral outcomes in developing nations, and more recently the Trump campaign in the United States, Brexit in the UK (Cambridge Analytica) and in BC’s 2017 provincial and 2018 local elections (AIQ).

THEREFORE BE IT RESOLVED THAT the UBCM request the Government of British Columbia to expand the definition of advertising to cover digital political campaigns and tools, and mandate their disclosure of how and when data is being collected and used, and by whom.

FURTHER THAT Whereas clause number 9 and related footnotes be included as backgrounder to this motion.

- G. THAT the Mayor on behalf of Council write to the Premier and Minister of Municipal Affairs requesting the Government of British Columbia consider and implement Recommendation F above as an amendment to the Local Election Campaign Finance Act.
- H. THAT Council direct staff to consider and report back on implementing these recommendations into the Council Code of Conduct and/or Election By-law 9070.
- I. THAT Council direct the Mayor to advocate to the Province to amend the Local Election Campaign Finance Act so that any independent candidates that run or position themselves during election campaigns as informal slates and engage in joint advertising or promotion, thereby realizing the benefits of elector organizations or promotional activities of any third-parties supporting informal slates, should be subject to the same financing limitations, namely the cap of \$1,200 per single donor currently allowed for all candidates running under a single party banner, and request the Province to amend the campaign financing rules accordingly in time for the 2022 municipal elections.
- J. THAT Council direct the Mayor to write to BC's new Minister of Municipal Affairs and the Attorney General to request that the Province of British Columbia create "Local Choice" legislation that grants municipalities the power to consider, choose and adopt more inclusive voting systems as a means of improving representation and racial diversity on Council in future elections;

FURTHER THAT Council, at its next meeting, consider the above clause to be submitted to LMLGA for submission as a 2021 UBCM Resolution.

#### **11. Understanding COVID-19 Recovery through Housing Construction (Member's Motion B.7)**

At the Council meeting on February 9, 2021, Council referred the following motion to the Standing Committee on Policy and Strategic Priorities meeting on February 10, 2021, in order to hear from speakers.

The registered speaker withdrew.

MOVED by Mayor Stewart  
THAT the Committee recommend to Council

WHEREAS

- 1. COVID-19 has adversely impacted Vancouver's economy and dramatically increased unemployment local rates with an estimated 32,000 jobs lost since February 2020 - many of which are in the construction industry;



2. At the same time, Vancouver continues to experience an entrenched housing crisis and shortage of adequate housing -- specifically when it comes to market, below market, and social housing rental units;
3. Vancouver City Council's COVID-19 Recovery Committee recommends council develop a just recovery focused on addressing the "very unaffordable Vancouver housing market", mitigating "the accelerating emergencies of housing affordability", and pursuing opportunities to "tackle systemic problems quickly and create a new, better 'normal'";
4. Many private and non-profit housing providers have submitted proposals that may help to meet these challenges that do not fall under established rezoning-enabling policy; and
5. More detailed and complete information is needed for council to properly assess how these projects might positively impact COVID-19 recovery through constructing new social, affordable, and below-market residential housing.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back with a memo and attached Excel-formatted searchable and sortable pre-application housing project inventory list by the end of Q1 2021 and updated quarterly containing the following information for all Letters of Enquiries, pre-enquiries, and informal expressions of interest (excluding those projects for which established rezoning-enabling policy currently applies):

1. Project proponent
2. Project address
3. Pre-application enquiry type (i.e. LOE, pre-enquiry, informal, etc.)
4. Submission date
5. Public Hearing Requirement (Yes/No/Don't Know)
6. Approximate number of buildings included in proposed project
7. Proposed housing units
  - a. Approximate total number of units
  - b. Approximate number of social or supportive housing units
  - c. Approximate number of below market rental units
  - d. Approximate number of market rental units
  - e. Approximate number of strata units
8. Associated economic activity
  - a. Approximate project value
  - b. Approximate number of construction jobs
9. Impact on renters
  - a. Renter displacement (Yes/No/Don't Know)
  - b. Renters covered by Tenant Relocation Policy (Yes/No/Don't Know)

10. Paying-for-growth opportunities:
  - a. Fixed rate CAC (Yes/No/Don't Know)
  - b. Negotiated CAC (Yes/No/Don't Know)
  - c. DCLs and UDCLS (Yes/No/Don't Know)
  - d. Other community benefits (Yes/No/Don't Know)
11. Potential federal or provincial grants or loan eligibility (Yes/No/Don't Know)

amended

AMENDMENT MOVED by Councillor Kirby-Yung

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

THAT Council direct staff to report back with a memo (and attached Excel searchable and sortable pre-application list) identifying potential commercial projects and cultural revitalization or new or expanded cultural space projects, for all letters of enquiry, pre-enquiries and informal expressions of interest (excluding those projects for which established rezoning-enabling policy currently applies) by the end of Q1 2021 and to be updated quarterly;

FURTHER THAT such information would include:

1. Project proponent
2. Project address
3. Pre-application enquiry type (i.e. LOE, pre-enquiry, informal EOI)
4. Submission date
5. Approximate number of buildings included in proposed project
6. Proposed office, industrial or retail square footage
7. Proposed rehearsal, production or performance/show space square footage
8. Associated economic activity including project value, number of construction jobs, number office jobs, number cultural jobs, number industrial jobs, retail spend, cultural spend, etc. as applicable.
9. Paying-for-growth opportunities:
  - a. Fixed rate CAC (Yes/No/Don't Know)
  - b. Negotiated CAC (Yes/No/Don't Know)
  - c. DCLs and UDCLS (Yes/No/Don't Know)
  - d. In-Kind or other community benefits (Yes/No/Don't Know)

not put

The Chair ruled the amendment out of order based on Section 8.7 (f) of the *Procedure By-law* as it does not pertain to the subject matter of the motion.

AMENDMENT MOVED by Councillor Swanson

THAT the motion be amended in clause 7 to add the following:

- f. approximate rent of rental units

LOST (Vote No. 06984)

(Councillors Bligh, Carr, De Genova, Dominato, Fry, Kirby-Yung and the Mayor opposed)  
(Councillor Hardwick abstained from the vote)

AMENDMENT MOVED by Councillor Hardwick

THAT the motion be amended in the first paragraph to add the words  
“and make public” after the words “report back” and add the word  
“publicly” before the word “updated”;

FURTHER THAT the following be added as clause 12:

- 12. Details of existing buildings onsite:
  - a. number existing of buildings;
  - b. year built;
  - c. current uses;
  - d. are any of existing buildings heritage listed;
  - e. are the existing buildings to be demolished or retained;

not put

The Chair ruled the amendment out of order under section 8.7 (b) of the *Procedure By-law* as it conflicts with a City by-law.

AMENDMENT MOVED by Councillor Kirby-Yung

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

FURTHER THAT Council acknowledge that the above-referenced information is likely confidential and proprietary and therefore is likely to be provided only In Camera, and therefore not available for posting or communication to the public;

AND FURTHER THAT staff advise on what data on an individual project basis or in aggregate may be made public from the provided information.

CARRIED UNANIMOUSLY (Vote No. 06985)

AMENDMENT MOVED by Councillor Hardwick

THAT the motion be amended to add the following as clause 12:

12. Details of existing buildings onsite:
  - a. number existing of buildings;
  - b. year built;
  - c. current uses;
  - d. are any of existing buildings heritage listed;
  - e. are the existing buildings to be demolished or retained;

CARRIED UNANIMOUSLY (Vote No. 06986)

The amendments having either carried, lost or been ruled out of order, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 06987).

**FINAL MOTION AS APPROVED**

THAT the Committee recommend to Council

WHEREAS

1. COVID-19 has adversely impacted Vancouver's economy and dramatically increased unemployment local rates with an estimated 32,000 jobs lost since February 2020 - many of which are in the construction industry;
2. At the same time, Vancouver continues to experience an entrenched housing crisis and shortage of adequate housing -- specifically when it comes to market, below market, and social housing rental units;
3. Vancouver City Council's COVID-19 Recovery Committee recommends council develop a just recovery focused on addressing the "very unaffordable Vancouver housing market", mitigating "the accelerating emergencies of housing affordability", and pursuing opportunities to "tackle systemic problems quickly and create a new, better 'normal'";
4. Many private and non-profit housing providers have submitted proposals that may help to meet these challenges that do not fall under established rezoning-enabling policy;
5. More detailed and complete information is needed for council to properly assess how these projects might positively impact COVID-19 recovery through constructing new social, affordable, and below-market residential housing.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back with a memo and attached Excel-formatted searchable and sortable pre-application housing project inventory list by the end of Q1 2021 and updated quarterly containing the following information for all Letters of Enquiries, pre-enquiries, and informal expressions of interest (excluding those projects for which established rezoning-enabling policy currently applies):

1. Project proponent
2. Project address

3. Pre-application enquiry type (i.e. LOE, pre-enquiry, informal, etc.)
4. Submission date
5. Public Hearing Requirement (Yes/No/Don't Know)
6. Approximate number of buildings included in proposed project
7. Proposed housing units
  - a. Approximate total number of units
  - b. Approximate number of social or supportive housing units
  - c. Approximate number of below market rental units
  - d. Approximate number of market rental units
  - e. Approximate number of strata units
8. Associated economic activity
  - a. Approximate project value
  - b. Approximate number of construction jobs
9. Impact on renters
  - a. Renter displacement (Yes/No/Don't Know)
  - b. Renters covered by Tenant Relocation Policy (Yes/No/Don't Know)
10. Paying-for-growth opportunities:
  - a. Fixed rate CAC (Yes/No/Don't Know)
  - b. Negotiated CAC (Yes/No/Don't Know)
  - c. DCLs and UDCLS (Yes/No/Don't Know)
  - d. Other community benefits (Yes/No/Don't Know)
11. Potential federal or provincial grants or loan eligibility (Yes/No/Don't Know)
12. Details of existing buildings onsite:
  - a. number existing of buildings
  - b. year built
  - c. current uses
  - d. are any of existing buildings heritage listed
  - e. are the existing buildings to be demolished or retained;

FURTHER THAT Council acknowledge that the above-referenced information is likely confidential and proprietary and therefore is likely to be provided only In Camera, and therefore not available for posting or communication to the public;

AND FURTHER THAT staff advise on what data on an individual project basis or in aggregate may be made public from the provided information.

## **12. Aligning the Cannabis License Fee Structure to Support Vancouver Businesses (Member's Motion B.8)**

At the Council meeting on February 9, 2021, Council referred the following motion to the Standing Committee on Policy and Strategic Priorities meeting on February 10, 2021, in order to hear from speakers.

The Committee heard from 15 speakers in support of the motion.

\* \* \* \* \*

*On February 10, 2021, during the hearing of speakers, the Committee recessed at 9:57 pm and reconvened on February 18, 2021, at 3 pm.*

\* \* \* \* \*

MOVED by Councillor Bligh  
THAT the Committee recommend to Council

### WHEREAS

1. The Cannabis Act (S.C. 2018, c. 16) legalized the use of cannabis for recreational purposes, and regulated its production, distribution, sale and use federally across Canada;<sup>1</sup>
2. The Province of British Columbia Liquor and Cannabis Regulation Branch (LCRB) is responsible for the oversight, regulation, and enforcement of private, non-medical cannabis retail within the province;<sup>2</sup>
3. The Provincial Community Safety Unit (CSU) is responsible for compliance and enforcement with respect to sales by unlicensed retailers under the Cannabis Control and Licensing Act;<sup>3</sup>
4. The Province of British Columbia requires all cannabis retailers to have a provincial retail store license that is awarded upon municipal recommendation, and involves a \$7500 application fee, a \$1500 first-year license fee, a \$1500 annual renewal fee, and a security screening renewal fee. This fee is non-refundable;<sup>4</sup>
5. The City of Vancouver requires all cannabis retailers to have a municipal development permit costing at least \$908 for 100 square-metres of floor space, that increases with the size of the development;<sup>5</sup>
6. The City of Vancouver requires all cannabis retailers to have a municipal

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<sup>1</sup> <https://www.justice.gc.ca/eng/cj-jp/cannabis/>

<sup>2</sup> <https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/compliance-enforcement>

<sup>3</sup> <https://www2.gov.bc.ca/gov/content/safety/public-safety/cannabis>

<sup>4</sup> <https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/non-medical-cannabis-licenses/apply-non-medical-cannabis-licence/apply-for-a-cannabis-retail-store-licence>

<sup>5</sup> <https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf>

- business license, which has a fee of \$33,958 in 2020;<sup>6</sup>
7. The license fee of \$30,000 for medical marijuana retailers was initially implemented by a 2015 bylaw amendment with the purpose of recuperating the costs of enforcement by the City on non-licensed marijuana retailers;<sup>7</sup>
  8. The Worker Qualification Regulation of the provincial Cannabis Control and Licensing Act (CCLA) and Cannabis Distribution Act (CDA) requires all employees of cannabis retailers to have had a security verification check once every five years;<sup>8</sup>
  9. Comparable annual business license fees in the City of Vancouver for 2020 are substantially lower than the annual fee for cannabis retail: the liquor retail store fee is \$429.00; the maximum fee for a standard hours liquor establishment is \$3,219.00; the next highest retail dealer fee is \$4,595.00 for a 50,000 sq ft premises; a Class-2 Casino license fee and the license fee for a Horse Racing Exhibition are both \$13,464.00; the Pacific National Exhibition annual license fee is \$18,856.00; and the maximum fee for an extended hours liquor establishment is \$23,525.00;<sup>9</sup>
  10. The municipal business license fee for cannabis in comparable cities within the province are significantly less than Vancouver; Victoria requires a \$5000 business license fee and a \$7500 rezoning fee, while Kelowna requires a \$1,000 non-refundable application fee, a \$9,495 rezoning fee and an annual \$9,645 business licensing fee;<sup>10</sup>
  11. Municipalities across the country are often exempted from municipal license fees where cost-sharing agreements are in place as the provincial government bears the burden of the cost of enforcement, such as cities like Toronto and Halifax;<sup>11</sup>
  12. Staff have stated that the fee acts as a cost recuperation measure going towards four areas: policy and regulation development, customer and operations support, retail license and review legislation, and compliance/enforcement; with the main staff cost associated with reviewing applications, while compliance/enforcement makes up the majority of costs to the City, despite being under the jurisdiction of the province;<sup>12</sup>
  13. The extremely high size of the municipal business license fee for cannabis retailers acts as a significant barrier to entry for businesses seeking to join the legal market, which can incentivize them into operating illicitly, requiring additional enforcement and compliance costs, increasing the risk to public safety, and undermining the operations of the legal businesses who have paid the exorbitant licensing fee; and

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<sup>6</sup> City Staff Memorandum 'Cannabis Legalization and Retail Licensing: Costs, Revenue and Analysis', June 29, 2020

<sup>7</sup> <https://council.vancouver.ca/20150624/documents/ptecbylaws.pdf>

<sup>8</sup> [https://www.bclaws.ca/civix/document/id/complete/statreg/214\\_2018](https://www.bclaws.ca/civix/document/id/complete/statreg/214_2018)

<sup>9</sup> [https://bylaws.vancouver.ca/4450c.PDF?\\_ga=2.43659749.1793961635.1607899242-792371063.1607899242&\\_ga=2.43659749.1793961635.1607899242-792371063.1607899242](https://bylaws.vancouver.ca/4450c.PDF?_ga=2.43659749.1793961635.1607899242-792371063.1607899242&_ga=2.43659749.1793961635.1607899242-792371063.1607899242)

<sup>10</sup> <https://mugglehead.com/vancouver-retailers-pay-highest-licensing-fees-in-country/>

<sup>11</sup> <https://mugglehead.com/vancouver-retailers-pay-highest-licensing-fees-in-country/>

<sup>12</sup> City Staff Memorandum 'Cannabis Legalization and Retail Licensing: Costs, Revenue and Analysis', June 29, 2020

14. The cannabis retail industry is a growing market that provides high paying entry level jobs that develop essential skills, and can be an important facilitator and contributor to economic growth and employment in the city during the pandemic and pandemic recovery.<sup>13</sup>

THEREFORE BE IT RESOLVED THAT Council direct staff to prepare an alternate fee structure that reduces the cannabis retail license fee to better align it with other retail license fees in the City of Vancouver and support businesses seeking to enter the legal cannabis retail market, with recommendations to take effect by the next renewal of the business license fee;

FURTHER THAT the Mayor advocate to the provincial Minister of Public Safety on the need for a cost-sharing agreement for the cannabis industry that reduces the economic burden on municipalities requiring expensive cost recuperation;

FURTHER THAT the Mayor advocate to the Minister of Public Safety to increase the enforcement efforts of the Provincial Community Safety Unit against illegal cannabis retailers whose continued operation undermines the legal industry;

AND FURTHER THAT the Mayor write to the Premier and the Attorney General of British Columbia to remove the Worker Qualification Regulation of the Cannabis Control and Licensing Act and Cannabis Distribution Act, which adds undue cost and burden to cannabis retailers and their employees, and is discriminatory to those who work in the cannabis industry.

amended

Prior to the vote, the Committee agreed to separate the components of the amendment as follows:

AMENDMENT MOVED by Councillor Fry

THAT the motion be amended as follows:

- add the following as the third clause:

FURTHER THAT the Mayor advocate to the provincial Ministry of Finance for Cannabis Excise Tax revenue sharing, consistent with the Federal-Provincial-Territorial Agreement on Cannabis Taxation (Coordinated Cannabis Taxation Agreements 2017, Cannabis Act 2018) and UBCM policy and advocacy (resolution 2018-SR1) in order to offset incremental local government costs including but not listed to municipal administration and support, local government enforcement, planning, zoning, and policing;

CARRIED UNANIMOUSLY (Vote No. 06993)  
(Mayor Stewart absent for the vote due to Civic Business)

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<sup>13</sup> <https://vancouversun.com/opinion/dan-baxter-b-c-cannabis-sector-has-ability-to-accelerate-economic-recovery-but-is-hampered-by-unreasonable-policies>



- strike out the final clause.

CARRIED (Vote No. 06994)  
(Councillor Bligh opposed)  
(Mayor Stewart absent for the vote due to Civic Business)

\* \* \* \* \*

*The Committee recessed at 5:01 pm and reconvened at 6:01 pm.*

\* \* \* \* \*

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 06995) with Mayor Stewart absent for the vote due to Civic Business.

### **FINAL MOTION AS APPROVED**

THAT the Committee recommend to Council

#### WHEREAS

1. The Cannabis Act (S.C. 2018, c. 16) legalized the use of cannabis for recreational purposes, and regulated its production, distribution, sale and use federally across Canada;<sup>14</sup>
2. The Province of British Columbia Liquor and Cannabis Regulation Branch (LCRB) is responsible for the oversight, regulation, and enforcement of private, non-medical cannabis retail within the province;<sup>15</sup>
3. The Provincial Community Safety Unit (CSU) is responsible for compliance and enforcement with respect to sales by unlicensed retailers under the Cannabis Control and Licensing Act;<sup>16</sup>
4. The Province of British Columbia requires all cannabis retailers to have a provincial retail store license that is awarded upon municipal recommendation, and involves a \$7500 application fee, a \$1500 first-year license fee, a \$1500 annual renewal fee, and a security screening renewal fee. This fee is non-refundable;<sup>17</sup>
5. The City of Vancouver requires all cannabis retailers to have a municipal development permit costing at least \$908 for 100 square-metres of floor space, that increases with the size of the development;<sup>18</sup>
6. The City of Vancouver requires all cannabis retailers to have a municipal business license, which has a fee of \$33,958 in 2020;<sup>19</sup>

<sup>14</sup> <https://www.justice.gc.ca/eng/cj-jp/cannabis/>

<sup>15</sup> <https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/compliance-enforcement>

<sup>16</sup> <https://www2.gov.bc.ca/gov/content/safety/public-safety/cannabis>

<sup>17</sup> <https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/non-medical-cannabis-licenses/apply-non-medical-cannabis-licence/apply-for-a-cannabis-retail-store-licence>

<sup>18</sup> <https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf>

<sup>19</sup> City Staff Memorandum 'Cannabis Legalization and Retail Licensing: Costs, Revenue and Analysis', June 29, 2020

7. The license fee of \$30,000 for medical marijuana retailers was initially implemented by a 2015 bylaw amendment with the purpose of recuperating the costs of enforcement by the City on non-licensed marijuana retailers;<sup>20</sup>
8. The Worker Qualification Regulation of the provincial Cannabis Control and Licensing Act (CCLA) and Cannabis Distribution Act (CDA) requires all employees of cannabis retailers to have had a security verification check once every five years;<sup>21</sup>
9. Comparable annual business license fees in the City of Vancouver for 2020 are substantially lower than the annual fee for cannabis retail: the liquor retail store fee is \$429.00; the maximum fee for a standard hours liquor establishment is \$3,219.00; the next highest retail dealer fee is \$4,595.00 for a 50,000 sq ft premises; a Class-2 Casino license fee and the license fee for a Horse Racing Exhibition are both \$13,464.00; the Pacific National Exhibition annual license fee is \$18,856.00; and the maximum fee for an extended hours liquor establishment is \$23,525.00;<sup>22</sup>
10. The municipal business license fee for cannabis in comparable cities within the province are significantly less than Vancouver; Victoria requires a \$5000 business license fee and a \$7500 rezoning fee, while Kelowna requires a \$1,000 non-refundable application fee, a \$9,495 rezoning fee and an annual \$9,645 business licensing fee;<sup>23</sup>
11. Municipalities across the country are often exempted from municipal license fees where cost-sharing agreements are in place as the provincial government bears the burden of the cost of enforcement, such as cities like Toronto and Halifax;<sup>24</sup>
12. Staff have stated that the fee acts as a cost recuperation measure going towards four areas: policy and regulation development, customer and operations support, retail license and review legislation, and compliance/enforcement; with the main staff cost associated with reviewing applications, while compliance/enforcement makes up the majority of costs to the City, despite being under the jurisdiction of the province;<sup>25</sup>
13. The extremely high size of the municipal business license fee for cannabis retailers acts as a significant barrier to entry for businesses seeking to join the legal market, which can incentivize them into operating illicitly, requiring additional enforcement and compliance costs, increasing the risk to public safety, and undermining the operations of the legal businesses who have paid the exorbitant licensing fee;
14. The cannabis retail industry is a growing market that provides high paying entry level jobs that develop essential skills, and can be an important facilitator and

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<sup>20</sup> <https://council.vancouver.ca/20150624/documents/ptecbylaws.pdf>

<sup>21</sup> [https://www.bclaws.ca/civix/document/id/complete/statreg/214\\_2018](https://www.bclaws.ca/civix/document/id/complete/statreg/214_2018)

<sup>22</sup> [https://bylaws.vancouver.ca/4450c.PDF?\\_ga=2.43659749.1793961635.1607899242-792371063.1607899242&\\_ga=2.43659749.1793961635.1607899242-792371063.1607899242](https://bylaws.vancouver.ca/4450c.PDF?_ga=2.43659749.1793961635.1607899242-792371063.1607899242&_ga=2.43659749.1793961635.1607899242-792371063.1607899242)

<sup>23</sup> <https://mugglehead.com/vancouver-retailers-pay-highest-licensing-fees-in-country/>

<sup>24</sup> <https://mugglehead.com/vancouver-retailers-pay-highest-licensing-fees-in-country/>

<sup>25</sup> City Staff Memorandum 'Cannabis Legalization and Retail Licensing: Costs, Revenue and Analysis', June 29, 2020

contributor to economic growth and employment in the city during the pandemic and pandemic recovery.<sup>26</sup>

THEREFORE BE IT RESOLVED THAT Council direct staff to prepare an alternate fee structure that reduces the cannabis retail license fee to better align it with other retail license fees in the City of Vancouver and support businesses seeking to enter the legal cannabis retail market, with recommendations to take effect by the next renewal of the business license fee;

FURTHER THAT the Mayor advocate to the provincial Minister of Public Safety on the need for a cost-sharing agreement for the cannabis industry that reduces the economic burden on municipalities requiring expensive cost recuperation;

FURTHER THAT the Mayor advocate to the provincial Ministry of Finance for Cannabis Excise Tax revenue sharing, consistent with the Federal-Provincial-Territorial Agreement on Cannabis Taxation (Coordinated Cannabis Taxation Agreements 2017, Cannabis Act 2018) and UBCM policy and advocacy (resolution 2018-SR1) in order to offset incremental local government costs including but not listed to municipal administration and support, local government enforcement, planning, zoning, and policing;

AND FURTHER THAT the Mayor advocate to the Minister of Public Safety to increase the enforcement efforts of the Provincial Community Safety Unit against illegal cannabis retailers whose continued operation undermines the legal industry.

**13. Childcare that Works: Extended Hour and Around-the-Clock Childcare for Working Families in Vancouver (Member's Motion B.9)**

At the Council meeting on February 9, 2021, Council referred the following motion to the Standing Committee on Policy and Strategic Priorities meeting on February 10, 2021, in order to hear from speakers.

The Committee heard from six speakers in support of the motion, one speaker in opposition and one speaker who spoke to other matters in relation to the motion.

MOVED by Councillor De Genova  
THAT the Committee recommend to Council

WHEREAS

1. The current City Council has identified Childcare as a top priority;
2. Increasing safe and affordable childcare spaces in all Vancouver neighbourhoods is essential for families with young children;
3. In December 2018 Council unanimously supported the motion "Building a Family Friendly Vancouver: Affordable Child Care". Staff are currently working on the direction from this motion and will report back to Council with recommendations hopefully in 2021;

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<sup>26</sup> <https://vancouversun.com/opinion/dan-baxter-b-c-cannabis-sector-has-ability-to-accelerate-economic-recovery-but-is-hampered-by-unreasonable-policies>

4. The availability of quality childcare is essential to Vancouver's work force and affects Vancouver's economy;
5. Canadian cities located in Ontario and Quebec do have licensed childcare centres providing 24-hour childcare models. Both provincial governments have provided subsidies. The high demand for extended hour childcare is supported by significant waitlist. For example, a 24-hour licensed childcare centre located in Barrie, Ontario opened with 70 licensed spots in 2015 and has a steady waitlist of approximately 800 children;
6. Many families with young children, including single-parent families, work on various shift patterns, including overnight and on weekend shifts;
7. Many families requiring childcare due to work outside of traditional hours are also low income and single parent families. These families often must make arrangements for childcare that are not ideal, stable and/or come at a greater cost than families who are supported;
8. The expense of childcare is greater than the expense of housing for many families with young children living in the City of Vancouver;
9. Although zoning does not exclude licensed childcare centres that wish to operate 24 hours, the current requirements for childcare at the City of Vancouver does not include guidelines that address space necessary for extended hour or 24 hour childcare models, including overnight sleeping areas; and
10. The Provincial government has committed funding from the Childcare BC's New Spaces Fund for the Tamitik Status of Women (TSW) in Kitimat, a 24-hour childcare facility that is expected to open in 2022. The licensed facility will offer 60 new spaces and provide childcare for infants and toddlers and school-age children.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to consider policy to encourage and incentivize the development and operation of 24-hour and/or extended hour childcare centres in Vancouver.
- B. THAT Council direct staff to add a question to applications related to development or licensing of childcare, to survey and measure the interest these stakeholders may have in future applications to provide 24-hour childcare models, if specific policy was implemented.
- C. THAT Council direct staff to explore the possibility of supplementing current requirements for licensed childcare centres to include specific considerations and requirements for childcare offering 24-hour or extended care models, including overnight and weekend childcare.
- D. THAT Council direct staff to explore the possibility of Provincial funding specific to 24-hour or extended hour Childcare in the City of Vancouver.

- E. THAT Council direct staff to include this work in the workplan, report back and recommendations to Council on the actions passed in the motion “Building a Family Friendly Vancouver: Affordable Child Care” or earlier, if possible.

amended

AMENDMENT MOVED by Councillor Swanson

THAT the motion be amended to add the following as F:

THAT Council direct the Mayor to send a letter to the Premier as well as the Minister of Education and the Minister of State for Childcare expressing Council’s support for the widely endorsed Community Plan for a Public System of Integrated Early Care and Learning (supported now by 65 local BC governments and 34 school districts including the VSB) - known as \$10 a day Plan which, based on evidence and research, calls for a public system of high quality affordable child care where educators are fairly compensated.

CARRIED UNANIMOUSLY (Vote No. 06996)  
(Councillor Kirby-Yung abstained from the vote)  
(Councillor Dominato absent for the vote)  
(Mayor Stewart absent for the vote due to Civic Business)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 06997) with Councillor Kirby-Yung abstained from the vote and Mayor Stewart absent for the vote due to Civic Business.

#### **FINAL MOTION AS APPROVED**

THAT the Committee recommend to Council

WHEREAS

1. The current City Council has identified Childcare as a top priority;
2. Increasing safe and affordable childcare spaces in all Vancouver neighbourhoods is essential for families with young children;
3. In December 2018 Council unanimously supported the motion “Building a Family Friendly Vancouver: Affordable Child Care”. Staff are currently working on the direction from this motion and will report back to Council with recommendations hopefully in 2021;
4. The availability of quality childcare is essential to Vancouver’s work force and affects Vancouver’s economy;
5. Canadian cities located in Ontario and Quebec do have licensed childcare centres providing 24-hour childcare models. Both provincial governments have provided subsidies. The high demand for extended hour childcare is supported by significant waitlist. For example, a 24-hour licensed childcare centre located in Barrie, Ontario opened with 70 licensed spots in 2015 and has a steady waitlist of approximately 800 children;
6. Many families with young children, including single-parent families, work on various shift patterns, including overnight and on weekend shifts;

7. Many families requiring childcare due to work outside of traditional hours are also low income and single parent families. These families often must make arrangements for childcare that are not ideal, stable and/or come at a greater cost than families who are supported;
8. The expense of childcare is greater than the expense of housing for many families with young children living in the City of Vancouver;
9. Although zoning does not exclude licensed childcare centres that wish to operate 24 hours, the current requirements for childcare at the City of Vancouver does not include guidelines that address space necessary for extended hour or 24 hour childcare models, including overnight sleeping areas; and
10. The Provincial government has committed funding from the Childcare BC's New Spaces Fund for the Tamitik Status of Women (TSW) in Kitimat, a 24-hour childcare facility that is expected to open in 2022. The licensed facility will offer 60 new spaces and provide childcare for infants and toddlers and school-age children.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to consider policy to encourage and incentivize the development and operation of 24-hour and/or extended hour childcare centres in Vancouver.
- B. THAT Council direct staff to add a question to applications related to development or licensing of childcare, to survey and measure the interest these stakeholders may have in future applications to provide 24-hour childcare models, if specific policy was implemented.
- C. THAT Council direct staff to explore the possibility of supplementing current requirements for licensed childcare centres to include specific considerations and requirements for childcare offering 24-hour or extended care models, including overnight and weekend childcare.
- D. THAT Council direct staff to explore the possibility of Provincial funding specific to 24-hour or extended hour Childcare in the City of Vancouver.
- E. THAT Council direct staff to include this work in the workplan, report back and recommendations to Council on the actions passed in the motion "Building a Family Friendly Vancouver: Affordable Child Care" or earlier, if possible.
- F. THAT Council direct the Mayor to send a letter to the Premier as well as the Minister of Education and the Minister of State for Childcare expressing Council's support for the widely endorsed Community Plan for a Public System of Integrated Early Care and Learning (supported now by 65 local BC governments and 34 school districts including the VSB) - known as \$10 a day Plan which, based on evidence and research, calls for a public system of high quality affordable child care where educators are fairly compensated.

On February 18, 2021, the Committee adjourned at 7:10 pm.

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

**FEBRUARY 18, 2021**

A meeting of the Council of the City of Vancouver was held on Thursday, February 18, 2021, at 7:10 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.

<b>PRESENT:</b>	Councillor Adriane Carr, Deputy Mayor Councillor Rebecca Bligh Councillor Christine Boyle Councillor Melissa De Genova Councillor Lisa Dominato Councillor Pete Fry Councillor Colleen Hardwick Councillor Sarah Kirby-Yung Councillor Jean Swanson Councillor Michael Wiebe
<b>ABSENT:</b>	Mayor Kennedy Stewart (Leave of Absence for Civic Business)
<b>CITY MANAGER'S OFFICE:</b>	Paul Mochrie, Acting City Manager
<b>CITY CLERK'S OFFICE:</b>	Rosemary Hagiwara, Acting City Clerk Tina Hildebrandt, Meeting Coordinator

**COMMITTEE REPORTS**

Report of Standing Committee on Policy and Strategic Priorities  
February 10 and 18, 2021

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

1. Contract Award for Supply and Services of Fleet Tires
2. Contract Award for Supply and Delivery of Truck Body Aerial Lifts
3. Street Naming – Naming of New Streets and Street Extensions in the New St. Paul's Hospital and Pearson Dogwood Developments
4. Ensuring That People with Health and Mobility Issues Have Protection and Support When Elevators Break Down (Member's Motion B.2)
5. Improving Street Lighting in Vancouver (Member's Motion B.3)
6. Turning the Key: Encouraging Affordable Home Ownership in the City of Vancouver (Member's Motion B.2)
7. Protecting Tenants from Real Estate Investment Trusts (Member's Motion B.3)
8. Daylighting Building Permit Wait Times (Member's Motion B.4)
9. UBCM Resolution: Updating BC's Wrongful Death Law (Member's Motion B.5)
10. Local Elections – Review and Reform (Member's Motion B.6)
11. Understanding COVID-19 Recovery through Housing Construction (Member's Motion B.7)

12. Aligning the Cannabis License Fee Structure to Support Vancouver Businesses (Member's Motion B.8)
13. Childcare that Works: Extended Hour and Around-the-Clock Childcare for Working Families in Vancouver (Member's Motion B.9)

Items 1 - 13

MOVED by Councillor De Genova  
SECONDED by Councillor Dominato

THAT the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities at its meeting of February 10 and 18, 2021, as contained in items 1 to 13, be approved.

CARRIED UNANIMOUSLY  
(Mayor Stewart absent for the vote due to Civic Business)

#### **URGENT BUSINESS**

##### **1. Request for Leave of Absence**

MOVED by Councillor De Genova  
SECONDED by Councillor Wiebe

THAT Mayor Stewart be granted a Leave of Absence for civic business from meetings on February 18, 2021.

CARRIED UNANIMOUSLY  
(Mayor Stewart absent for the vote due to Civic Business)

#### **ADJOURNMENT**

MOVED by Councillor Hardwick  
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY  
(Mayor Stewart absent for the vote due to Civic Business)

The Council adjourned at 7:12 pm.

\* \* \* \* \*