



## **COUNCIL MEETING MINUTES**

**MARCH 9, 2021**

A Meeting of the Council of the City of Vancouver was held on Tuesday, March 9, 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.

**PRESENT:**

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

**ABSENT:**

Councillor Rebecca Bligh (Leave of Absence – Civic Business)

**CITY MANAGER'S OFFICE:**

Paul Mochrie, Acting City Manager

**CITY CLERK'S OFFICE:**

Rosemary Hagiwara, Acting City Clerk  
Bonnie Kennett, Meeting Coordinator

### **WELCOME**

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

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

### **IN CAMERA MEETING**

MOVED by Councillor Carr

SECONDED by Councillor Boyle

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

- (c) labour relations or other employee relations;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 [disclosure harmful to business interests of a third party] of the Freedom of Information and Protection of Privacy Act;
- (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY

#### **ADOPTION OF MINUTES**

1. Auditor General Recruitment Committee – February 19, 2021

MOVED by Councillor Hardwick  
SECONDED by Councillor Carr

THAT the Minutes of the Auditor General Recruitment Committee meeting of February 19, 2021, be approved.

CARRIED UNANIMOUSLY

2. Council (Policy and Strategic Priorities) – February 10 and 18, 2021

MOVED by Councillor Carr  
SECONDED by Councillor De Genova

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of February 10 and 18, 2021, be approved.

CARRIED UNANIMOUSLY

3. Council – February 23, 2021

MOVED by Councillor De Genova  
SECONDED by Councillor Carr

THAT the Minutes of the Council meeting of February 23, 2021, be approved.

CARRIED UNANIMOUSLY

4. Court of Revision (BIA) – February 23, 2021

MOVED by Councillor Hardwick  
SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Court of Revision (BIA) meeting of February 23, 2021, be approved.

CARRIED UNANIMOUSLY

5. Council (City Finance and Services) – February 24, 2021

MOVED by Councillor Wiebe  
SECONDED by Councillor Dominato

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of February 24, 2021, be approved.

CARRIED UNANIMOUSLY

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Carr  
SECONDED by Councillor Dominato

THAT Council adopt Reports 2 and 4, and Referral Reports 1 to 4, and 8, on consent.

CARRIED UNANIMOUSLY

At this point in the proceedings, Councillor Kirby-Yung declared a conflict of interest on recommendation A-2 of Report 3 dated February 23, 2021, entitled “2021 Community Services and Other Social Grants”, as a family member is the chair of S.U.C.C.E.S.S.

**REPORTS**

**1. 2021 Property Taxation – Targeted Land Assessment Averaging  
March 4, 2021**

Patrice Impey, General Manger, Finance, Risk and Supply Chain Management, along with Grace Cheng, Director, Long-term Financial Strategy and Planning, Finance, Risk and Supply Chain Management, provided an overview of the report and responded to questions.

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Hardwick

A. THAT Council approve, in principle, the application of targeted 5-year land assessment averaging for the purpose of calculating property taxes for

Residential (Class 1), Light Industry (Class 5), and Business and Other (Class 6) properties for 2021.

- B. THAT, in addition to the standard exclusions as outlined in the annual *Land Assessment Averaging By-law*, Council adopt a “threshold” of 10% above the property class average change for Class 1 and for Classes 5 & 6 to define eligibility for targeted averaging;

FURTHER THAT the 2021 property class average change for Class 1 and for Classes 5 & 6 be finalized upon publication of the 2021 *Revised Assessment Roll* in April 2021;

AND FURTHER THAT for properties that are eligible for targeted averaging, the year-over-year change in values derived from the averaging formula for the purpose of calculating property taxes not fall below the Council-adopted “threshold”.

- C. THAT properties impacted by a Director of Planning-initiated amendment to the Zoning & Development By-law or an Official Development Plan be considered for targeted averaging, in accordance with the criteria set out in the annual *Land Assessment Averaging By-law*.
- D. THAT properties whose owners sought additional density or a change in use from Council through rezoning, whether enacted or not, or through Council-approved policy changes, not be considered for targeted averaging.
- E. THAT the Director of Legal Services, in consultation with the Director of Finance, be instructed to bring forward for enactment a by-law authorizing the use of targeted 5-year land assessment averaging that reflects Council’s decision on A to D above.
- F. THAT, subject to adoption of any applicable by-laws, the Director of Finance make appropriate arrangements with BC Assessment for the production of the 2021 *Average Assessment Roll* at an estimated cost of \$25,000 plus applicable taxes; source of funding to be the 2021 Operating Budget.
- G. THAT Council direct the Director of Finance to continue engaging with the Province to advance work on “Split Assessment through a Commercial Sub-class” to address the taxation impact arising from unused development potential on small businesses, non-profit, and arts and culture organizations in underdeveloped properties.

amended

AMENDMENT MOVED by Councillor Kirby-Yung  
SECONDED by Councillor De Genova

THAT the following be added as H:

THAT Council direct the Mayor to write to the Premier, Provincial Minister of Municipal Affairs and Minister of Finance to advise of the City of Vancouver's determination not to utilize the Spring 2020 Interim Solution due to implementation challenges and burden, such as difficulty in ensuring equity in application, and of Vancouver's preference for the enactment of applicable legislation and/or regulations to enable Split Assessment through a Commercial Sub-class as the most effective model to address the taxation burden resulting from levying property tax on unrealized potential based on highest and best use.

CARRIED UNANIMOUSLY (Vote No. 07034)

The amendment having carried unanimously, the amended motion was put and CARRIED UNANIMOUSLY (Vote No. 07035).

**2. Annual Procurement Report 2020  
February 11, 2021**

THAT Council receive the Report dated February 11, 2021, entitled "Annual Procurement Report 2020", for information.

ADOPTED ON CONSENT (Vote No. 07052)

**3. 2021 Community Services and Other Social Grants  
February 23, 2021**

Council heard from three speakers opposed to the recommendations.

Paul Mochrie, Acting City Manager, along with staff from Arts, Culture and Community Services and Sandra Singh, General Manager, Arts, Culture and Community Services, responded to questions.

During questions of staff, Councillor Wiebe declared a conflict of interest on recommendation D of the Report, as a family member volunteers on the board of Providing Advocacy Counselling and Education Society (PACE).

The motion below contains changes to the original report recommendations and reflects a modified recommendation A, to enable Councillor Kirby-Yung who declared conflict of interest to be able to vote on the portion of A that she was not in conflict with.

MOVED by Councillor Boyle  
SECONDED by Councillor Carr

- A1. THAT Council approve 106 Direct Social Services Grants totalling \$4,003,796, including recommended conditions on the grants, to the Agencies listed in Column 1 of Appendix A-1 of the Report dated February 23, 2021, entitled "2021 Community Services and Other Social Grants", in the amounts recommended for each Agency in Column 2 of Appendix A-1 of the same report. Source of funding is the 2021 Social Policy Grants Operating budget.
- A2. THAT Council approve one Direct Services Grant totaling \$20,828, including recommended conditions on the grant, to the United Chinese Community Enrichment Services Society dba S.U.C.C.E.S.S., listed in Column 1 of Appendix A-1 of the Report dated February 23, 2021, entitled "2021 Community Services and Other Social Grants". Source of funding is the 2021 Social Policy Grants Operating budget.
- B. THAT Council approve 23 Organizational & Other Capacity Building Grants totalling \$770,853, including recommended conditions on the grants, to the Agencies listed in Column 1 of Appendix B-1 of the Report dated February 23, 2021, entitled "2021 Community Services and Other Social Grants", of the amounts recommended for each Agency in Column 2 of Appendix B-1 of the same report. Source of funding is the 2021 Social Policy Grants Operating budget.
- C. THAT Council approve 11 Neighbourhood Organization Grants totalling \$1,062,511 to the Agencies listed in Column 1 of Appendix C of the Report dated February 23, 2021, entitled "2021 Community Services and Other Social Grants", in the amounts recommended for each Agency in Column 2 of Appendix C of same report. Source of funding is the 2021 Social Policy Grants Operating budget.
- D. THAT Council approve 13 Indigenous Healing and Wellness Grants totalling \$220,000 to the Agencies listed in Column 1 of Appendix D-1 of the Report dated February 23, 2021, entitled "2021 Community Services and Other Social Grants", in the amounts recommended for each Agency in Column 2 of Appendix D-1 of the same report. Source of funding is the 2021 Social Policy Grants Operating budget.
- E. THAT Council approve 13 Sustainable Food Systems grants totalling \$201,425 to the Agencies listed in Column 1 of Appendix E of the Report dated February 23, 2021, entitled "2021 Community Services and Other Social Grants", in the amounts recommended for each Agency in Column 2 of Appendix E of the same report. Source of funding is the 2021 Social Policy Grants Operating budget.
- F. THAT Council approve three Rent Subsidy Grants totalling \$94,400 to the Agencies listed in Column 1 of Appendix F of the Report dated February 23, 2021, entitled "2021 Community Services and Other Social Grants", in the amounts recommended for each Agency in Column 2 of Appendix F of the same report. Source of funding is the 2021 Social Policy Grants Operating budget.

- G. THAT Council approve one grant totalling \$150,000 to Eastside Movement for Business and Economic Renewal Society (EMBERS) to operate a low barrier employment and income generation hub in the Downtown Eastside. Source of funding is the 2021 Social Policy Grants Operating Budget.
- H. THAT Council approve six Hastings Legacy Fund grants totalling \$90,000 to the Agencies listed in Column 1 of Appendix G of the Report dated February 23, 2021, entitled "2021 Community Services and Other Social Grants", in the amounts recommended for each Agency in Column 2 of Appendix G of the same report. Source of funding: Hastings Social Responsibility Reserve.
- I. THAT Council authorize 44 Childcare Enhancement Grants totalling \$995,572, including recommended conditions on the grants, to the Agencies listed in Column 1 of Appendix H-1 of the Report dated February 23, 2021, entitled "2021 Community Services and Other Social Grants", in the amounts recommended for each Agency in Column 3 of Appendix H-1 of the same report. Source of funding is the 2021 Social Policy Grants Operating budget - Childcare.
- J. THAT Council approve two Childcare Administration Grants totalling \$376,000 to the Agencies listed in Column 1 of Appendix I of the Report dated February 23, 2021, entitled "2021 Community Services and Other Social Grants", in the amounts recommended for each Agency in Column 2 of Appendix I of the same report. Source of funding is the 2021 Social Policy Grants Operating budget - Childcare.
- K. THAT Council approve one Neighbourhood Access Grant (NAG) totalling \$60,000 to the YMCA of Greater Vancouver to guarantee that a minimum of 24 of the total 74 licensed spaces at the new Gastown Parkades Childcare Centres be accessible at no cost to families receiving the full BC Affordable Childcare Benefit (ACB). Source of funding is the 2021 Social Policy Grants Operating budget - Childcare.
- L. THAT Council approve one grant of \$150,000 to Streethome Foundation for 2021. Source of funding is the 2021 ACCS Operating Budget.
- M. THAT Council approve two COVID Recovery grants totalling \$55,000 to the Agencies listed in Column 1 of Appendix J of the Report dated February 23, 2021, entitled "2021 Community Services and Other Social Grants", in the amounts recommended for each Agency in Column 2 of Appendix J of the same report. Source of funding is the 2021 Social Policy Grants Operating Budget.
- N. THAT Council approve three School Food Program grants totalling \$474,280 to the Agencies listed in Column 1 of Appendix K of the Report dated February 23, 2021, entitled "2021 Community Services and Other Social Grants", in the amounts recommended for each Agency in Column 2 of Appendix K of the same report. Source of funding is the 2021 Social Policy Grants Operating Budget.
- O. THAT Council approve seven Greenest City Grants totalling \$276,065 to the Agencies listed in Column 1 of Appendix L-1 of the Report dated February 23, 2021, entitled "2021 Community Services and Other Social Grants", in the

amounts recommended for each Agency in Column 2 of Appendix L-1 of the same report. Source of funding is the 2021 Other Grants - Greenest City Grants Budget.

- P. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization that is listed in Appendices A to J of the Report dated February 23, 2021, entitled “2021 Community Services and Other Social Grants”, or named in G, L and O above that is not a registered charity with the Canada Revenue Agency, to be an organization contributing to the health or welfare of the City.
- Q. THAT Council authorize the General Manager, Arts, Culture and Community Services to negotiate and execute agreements to disperse the grants described in A to O above on the terms and conditions set out herein or such other terms and conditions as are satisfactory to the General Manager, Arts, Culture and Community Services and the Director of Legal Services.
- R. THAT Council authorize the General Manager, Arts, Culture and Community Services and the Director of Legal Services to include the following conditions in any grant agreements with the Agencies mentioned in A-E, H-J, and N above:
- each Agency must use its grant for the benefit of the same members of the community that the original grant conditions required (the “Target Community”), but each Agency may use its grant for the additional purposes of:
    - supporting its Target Community in mitigating or preventing the transmission of SARS-COV-2 or in assisting any member of the Target Community who contracts COVID-19 (the “Repurpose”); and
    - protecting the health of its employees and volunteers as they carry out the work of their Agency.
- S. THAT no legal rights or obligations will arise or be created by Council's adoption of A through O above unless and until all legal documentation has been executed and delivered by the respective parties.

Council agreed to sever the vote on the components of the motion. The motion was put with A-2 CARRIED UNANIMOUSLY (Vote No. 07036) with Councillor Kirby-Yung ineligible for the vote due to conflict of interest, D CARRIED UNANIMOUSLY (Vote No. 07037) with Councillor Wiebe ineligible for the vote due to conflict of interest, and A-1, B, C and E to S CARRIED UNANIMOUSLY (Vote No. 07038).

*Note: A to R were all approved by the required majority.*



**4. 2021 Renter Services Grants  
February 25, 2021**

- A. THAT Council approve eleven (11) Renter Services Grants totalling \$500,000, including recommended conditions on the grants, to the Agencies listed in Column 1 of Appendix A of the Report dated February 25, 2021, entitled "2021 Renter Services Grants", in the amounts recommended for each Agency in Column 3 of Appendix A of the same report. Source of funding is the 2021 Affordable Housing Operating Budget (Empty Homes Tax Allocation).
- B. THAT Council approve one (1) SRO Revitalization Grant totalling \$75,000, including recommended conditions on the grant, to the Downtown Eastside SRO Collaborative Society. Source of funding is the 2021 Capital Budget - SRO Upgrade Granting Program.
- C. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization that is to receive a grant pursuant to A and B above, and is listed in Appendix A of the Report dated February 25, 2021, entitled "2021 Renter Services Grants", which is not a registered charity with Canada Revenue Agency, to be an organization contributing to the health and welfare of the City.
- D. THAT Council authorize the General Manager, Arts, Culture and Community Services to negotiate and execute agreements to disperse the grants described in A through C above on the terms and conditions set out herein or such other terms and conditions as are satisfactory to the General Manager, Arts, Culture and Community Services and the Director of Legal Services.
- E. THAT no legal rights or obligations will arise or be created by Council's adoption of A through C above unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT AND A and B  
BY THE REQUIRED MAJORITY (Vote No.07053)

**REFERRAL REPORTS**

**1. Sign By-law Amendment: 688 Hamilton Street  
February 2, 2021**

- A. THAT the application by Permit Masters on behalf of the City of Vancouver, the registered owners, of a building having a civic address of 688 Hamilton Street (PID: 011-641-479, Block 47 District Lot 541 Plan 21824) to amend the Sign By-law to allow one new free-standing electronic static image sign at Cambie Street and to replace three free-standing electronic static image signs at West Georgia Street, Hamilton Street and Dunsmuir Street, be referred to public hearing, together with:

- (i) draft by-law amendments generally as presented in Appendix A of the Referral Report dated February 2, 2021, entitled “Sign By-law Amendment: 688 Hamilton Street”; and
- (ii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A of the above-noted report, for consideration at public hearing.

B. THAT A above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law amending the Sign By-law and any costs incurred in fulfilling requirements imposed as a condition of amending the Sign By-law are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 07055)

## **2. Miscellaneous Amendments to Various CD-1 By-laws February 23, 2021**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to:

- (i) amend CD-1 (758) By-law No. 12869 for 1956-1990 Stainsbury Avenue to correct an inconsistency in the computation of floor area, and to correct the maximum building height, generally as presented in Appendix A of the Referral Report dated February 23 2021, entitled “Miscellaneous Amendments to Various CD-1 By-laws”.
- (ii) amend CD-1 (743) By-law No. 12675 for 3281-3295 East 22nd Avenue to correct map labelling, generally as presented in Appendix A of the above-noted report;
- (iii) amend Schedule A of Sign By-law No. 11879 by adding CD-1 (521) By-law No. 10413 for 7299 Granville Street, generally as presented in Appendix B of the above-noted report; and

- (iv) amend CD-1 (620) By-law No. 11374 for 1412-1424 East 41st Avenue to permit a wider range of commercial uses, creating consistency with more recently approved and comparable CD-1 by-laws.

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws, generally in accordance with the respective appendices, for consideration at Public Hearing.

ADOPTED ON CONSENT (Vote No. 07056)

**3. CD-1 Text Amendment: 1280 Burrard Street (Formerly 1262-1290 Burrard Street) February 23, 2021**

A. THAT the application by Reliance Properties Ltd., on behalf of 0785687 B.C. Ltd., Reliance Properties Ltd., and Reliance Properties (Burrard) Ltd., the registered owners of the lands located at 1280 Burrard Street (formerly 1262-1290 Burrard Street) [*PID 029-416-124; Lot F, Block 100, District Lot 541, Group 1, New Westminster District Plan EPP44004*] to amend the text of CD-1 (Comprehensive Development) District (587) By-law No. 11106 to alter the land use provisions under Section 2.2, be referred to Public Hearing, together with:

- (i) draft CD-1 By-law amendments, generally as presented in Appendix A of the Referral Report dated February 23, 2021, entitled "CD-1 Text Amendment: 1280 Burrard Street (Formerly 1262-1290 Burrard Street)"; and
- (ii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, subject to the Conditions of Approval contained in Appendix B of the above-noted report;

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

B. THAT A above be adopted on the following conditions:

- (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 07057)

**4. Rezoning: 4825 Laurel Street  
February 23, 2021**

- A. THAT the application by Rafat Sobouti, the registered owner of the lands located at 4825 Laurel Street [*PID: 010-659-412; Lot 15, Block 816, District Lot 526, Plan 7334*] from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District, be referred to a Public Hearing, and together with the recommendations of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, subject to the Conditions of Approval contained in Appendix B of the Referral Report dated February 23, 2021, entitled "Rezoning: 4825 Laurel Street";

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A of the above-noted report for consideration at the Public Hearing.

- B. THAT, subject to approval of the zoning by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated February 23, 2021, entitled "Rezoning: 4825 Laurel Street";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning by-law.

- C. THAT A and B above be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 07059)

**5. CD-1 Rezoning: 325-341 West 42<sup>nd</sup> Avenue  
February 23, 2021**

Planning, Urban Design and Sustainability staff responded to questions.

MOVED by Councillor Carr

SECONDED by Councillor Kirby-Yung

- A. THAT the application by Marcon Properties Ltd. on behalf of Wei Chun Wu, Thomas and Margaret Wong, and William and Barbara Marshall, the registered owners of the lands located at 325-341 West 42<sup>nd</sup> Avenue [*Lots 20-22, Block 858, District Lot 526 Plan 7737; PIDs: 008-275-807, 010-336-583, and 010-336-591 respectively*], to rezone the lands from RS-1 (Residential) District to CD-1 Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 6.84 and the maximum building height from 10.7 m (35 ft.) to 56.3 m (185 ft.) and to 60.3 m (198 ft.) for the portion with rooftop amenity, to permit the development of an 18-storey residential building with a four-storey podium, consisting of approximately 215 secured rental residential units of which 20% of the residential floor area (approximately 40 residential units) would be secured as below-market rental units, be referred to Public Hearing, together with:
- (i) plans prepared by Rositch Hemphill Architects, received June 8, 2020;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A of the Referral Report dated February 23, 2021, entitled "CD-1 Rezoning: 325-341 West 42<sup>nd</sup> Avenue"; and
  - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B of the above-noted report;

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

- B. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated February 23, 2021, entitled "CD-1 Rezoning: 325-341 West 42<sup>nd</sup> Avenue", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, subject to the approval of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated February 23, 2021, entitled "CD-1 Rezoning: 325-341 West 42<sup>nd</sup> Avenue";

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

- D. THAT A through C above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the Applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED (Vote No. 07039)  
(Councillor Hardwick opposed)

**6. Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts  
March 1, 2021**

Housing Policy – Planning, Urban Design and Sustainability staff responded to questions.

MOVED by Councillor Dominato  
SECONDED by Councillor De Genova

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make an application to amend the Zoning and Development By-law to allow development of up to six stories in the RM-3A and the RM-4 and RM-4N zoning districts where 100% of the residential floor area is developed as social housing, or social housing in conjunction with a child day care facility;

FURTHER THAT the application be referred to public hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally as set out in Appendix A of the Referral Report dated March 1, 2021, entitled “Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts”, for consideration at public hearing.

- B. THAT, at the time of enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and

Sustainability be instructed to bring forward for Council's consideration amended RM-3A, RM-4, and RM-4N Guidelines for Social Housing, generally as set out in Appendix B of the Referral Report dated March 1, 2021, entitled "Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts".

- C. THAT A and B above be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED (Vote No. 07040)  
(Councillor Hardwick opposed)  
(Councillor Wiebe abstained from the vote)

**7. CD-1 Rezoning: 485 West 28<sup>th</sup> Avenue  
February 23, 2021**

Planning, Urban Design and Sustainability staff responded to questions.

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Wiebe

- A. THAT the application by Giant Union Design Architecture and Planning Ltd., on behalf of 1098428 BC Ltd., the registered owner of the lands located at 485 West 28th Avenue [PID 010-869-662; Lot 4 Block 721 District Lot 526 Plan 6539] to rezone the lands from RS-1 (Residential) to CD-1 (Comprehensive Development) district to increase the maximum floor space ratio (FSR) from 0.7 to 2.54 and the building height from 10.7 m (35 ft.) to 21.0 m (69 ft.) and to 24.0 m (79 ft.) for the portion with rooftop amenity, to permit the development of a six-storey building containing 27 strata-titled residential units, be referred to a Public Hearing, together with:
- (i) plans prepared by Giant Union Design Architecture and Planning Ltd. received June 8, 2020;
  - (ii) draft CD-1 By-law provisions, generally as set out in Appendix A of the Referral Report dated February 23, 2021, entitled "CD-1 Rezoning: 485 West 28<sup>th</sup> Avenue"; and

- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B of the above-noted report;

FURTHER THAT the Director of Legal Services be instructed to prepare the draft CD-1 By-law, generally as set out in Appendix A of the above-noted report, for consideration at Public Hearing.

- B. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated February 23, 2021, entitled "CD-1 Rezoning: 485 West 28<sup>th</sup> Avenue";

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

- C. THAT A and B above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

CARRIED UNANIMOUSLY (Vote No. 07041)  
(Councillor Hardwick abstained from the vote)

**8. CD-1 Rezoning: 1616-1698 West Georgia Street  
March 1, 2021**

- A. THAT the application by Anthem Properties, on behalf of Anthem 1698 West Georgia Developments Ltd., the registered owner of the lands located at 1698 West Georgia Street [*PID 018-886-124; Lot M Block 55 District Lot 185 Plan LMP18253*], of Jim Pattison Industries Ltd., the registered owner of the lands located at 1670 West Georgia Street [*PID 008-800-120; Lot B (Explanatory Plan 2559) of Lots 5 and 6 Block 55 District Lot 185 Plan 92*] and of Alberni Street Holdings Ltd., the registered owner of Lot A of 1616 West Georgia Street [*PID 005-444-853; Lot A (Reference Plan 1653) of Lots 5 and 6 Block 55 District Lot 185 Plan 92*] to rezone a consolidation of 1698 West Georgia Street with



subdivided portions of 1670 West Georgia Street and Lot A of 1616 West Georgia Street from RM-6 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 2.50 to 9.39 and the building height from 64.0 m to 99.3 m to permit the development of a 33-storey residential building with 127 strata-titled units, be referred to a Public Hearing, together with:

- (i) plans prepared by Chris Dikeakos Architects, received December 21, 2018;
- (ii) draft CD-1 by-law provisions, generally as presented in Appendix A of the Referral Report dated March 1, 2021, entitled CD-1 Rezoning: 1616-1698 West Georgia Street"; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle including a deviation and exception to the existing CAC Policy as it relates to CAC deferral, and including approval in principle of the form of development, subject to the conditions of approval contained in Appendix B of the above-noted report;

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

- B. THAT, if the rezoning application is referred to Public Hearing, a consequential amendment to Schedule E of the Zoning and Development By-law regarding building lines also be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally in accordance with Appendix C of the Referral Report dated March 1, 2021, entitled CD-1 Rezoning: 1616-1698 West Georgia Street" for consideration at the Public Hearing.

- C. THAT A through C above be adopted on the following conditions:

- (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 07060)

### **BY-LAWS**

Councillors Boyle, Fry, Wiebe and Mayor Stewart advised they had reviewed the proceedings related to by-law 1, and would therefore be voting on the enactment.

Councillor Wiebe advised he had reviewed the proceedings related to by-law 2, and would therefore be voting on the enactment.

MOVED by Councillor Carr  
SECONDED by Councillor Kirby-Yung

THAT Council, enact the by-law listed on the agenda for this meeting as number 6 and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

referred

REFERRAL MOVED by Councillor Carr  
SECONDED by Councillor De Genova

THAT Council refer the by-law listed on the agenda for this meeting as number 6, entitled "A By-law to amend Street Name By-law No. 4054 regarding the naming of a new street in the new St. Paul's Hospital Development (Nora Hendrix Way)", back to staff for further community engagement.

CARRIED UNANIMOUSLY (Vote No. 07042)

MOVED by Councillor De Genova  
SECONDED by Councillor Dominato

THAT Council, enact the by-law listed on the agenda for this meeting as number 2 and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED (Vote No. 07044)  
(Councillor Hardwick and Swanson opposed)

MOVED by Councillor Carr  
SECONDED by Councillor De Genova

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1, 3 to 5 and 7 to 9 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law to rezone an area to CD-1 re: 4495 Camosun Street (formerly 4175 West 29<sup>th</sup> Avenue) (By-law No. 12913)  
*(Councillors Bligh, Dominato, Hardwick, Kirby-Yung and Swanson ineligible for the vote)*
2. A By-law to amend Zoning and Development By-law to rezone an area to CD-1 re: 3680 East Hastings Street (By-law No.12914)
3. A By-law to amend CD-1 (566) By-law No. 10941 regarding miscellaneous amendments (By-law No. 12915)
4. A By-law to amend East Fraser Lands Official Development Plan By-law No. 9393 regarding miscellaneous amendments (By-law No. 12916)  
*Subject to the approval of By-law 3*
5. A By-law to amend Street Name By-law No. 4054 regarding the naming of new streets and street extensions in the new St. Paul's Hospital Development (Gore Avenue and National Avenue) (By-law No. 12917)
6. A By-law to amend Street Name By-law No. 4054 regarding the naming of a new street in the new St. Paul's Hospital Development (Nora Hendrix Way) - REFERRED
7. A By-law to amend Street Name By-law No. 4054 regarding the naming of new streets and street extensions in the Pearson Dogwood Development (Jeanette Street and West 58<sup>th</sup> Avenue) (By-law No. 12918)
8. A By-law to enact a Housing Agreement for 3235 – 3261 Clive Avenue (By-law No. 12919)
9. A By-law to enact a Housing Agreement for 4185 Main Street (By-law No. 12920)

## MOTIONS

### A. Administrative Motions

#### 1. Approval of Form of Development - 3435 East Hastings Street

MOVED by Councillor Dominato  
SECONDED by Councillor De Genova

THAT the form of development for this portion of the site known as 3435 East Hastings Street be approved generally as illustrated in the Development Application Number DP-2020-00196, prepared by Cornerstone Architecture, and stamped "Received, Community Services Group, Development Services", on September 15, 2020, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED (Vote No. 07046)  
(Councillors Hardwick and Swanson opposed)

#### 2. Approval of Form of Development – 4495 Camosun Street (Previously 4175 West 29<sup>th</sup> Avenue)

MOVED by Councillor Dominato  
SECONDED by Councillor De Genova

THAT the form of development for this portion of the site known as 4495 Camosun Street be approved generally as illustrated in the Development Application Number DP-2018-01146, prepared by IBI Group Architects (Canada) Inc., and stamped "Received, Community Services Group, Development Services", on August 28, 2020, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

### B. Council Members' Motions

#### 1. Request for Leave of Absence

MOVED by Councillor De Genova  
SECONDED by Councillor Boyle

THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on September 29, 2021, November 17, 2021, and December 15, 2021, all from 3:30 pm to 5:30 pm.

CARRIED UNANIMOUSLY (Vote No. 07061)

## 2. **Implementing the UN Declaration on the Rights of Indigenous Peoples in the City of Vancouver**

MOVED by Councillor Boyle

SECONDED by Councillor Kirby-Yung

### WHEREAS

1. The City of Vancouver has made significant long-term commitments as a [City of Reconciliation](#), and has taken many steps to advance reconciliation. The City can continue to deepen its commitment to reconciliation with measurable actions and systemic change;
2. On February 26, 2013, Vancouver City Council passed a motion to endorse the United Nations Declaration on the Rights of Indigenous Peoples;
3. On June 24th, 2014, the City of Vancouver unanimously voted to acknowledge that the city is on the unceded territory of the Musqueam, Squamish, and Tsleil-Waututh peoples who are the rights and titleholders in the City of Vancouver;
4. The Metropolitan Area of Vancouver is home to nearly 60,000 urban Indigenous peoples, as based on the 2016 Census. The third-largest municipal concentration of Indigenous peoples in Canada;
5. As the City of Reconciliation, Vancouver has established formal working relationships through Memoranda of Understanding (MOU) with the Musqueam Indian Band and Squamish Nation, with discussion underway with the Tsleil-Waututh Nation, alongside a MOU with the Metro Vancouver Aboriginal Executive Council (MVAEC). These MOU's have informed a number of projects which have been reported on in the July 2, 2020 [Reconciliation Update Work & Efforts Report](#). Current projects and recommendations include Municipal Indigenous Coordinators, Indigenous Design Principles, Indigenous Place Naming, and support for Indigenous Language Revitalization;
6. The process of reconciliation is a long-term effort that takes seriously the responsibility of creating systemic change and new relations based on mutual understanding and respect;
7. The UN Declaration on the Rights of Indigenous Peoples ("the Declaration") was adopted by the UN General Assembly on 13 September 2007, as a triumph for justice and human dignity following more than two decades of negotiations between governments and Indigenous peoples' representatives. Among many significant components, UNDRIP:
  - a. Establishes a universal framework of minimum standards for the survival, dignity, well-being and rights of the world's Indigenous peoples;
  - b. Addresses both individual and collective rights; cultural rights and identity; rights to education, health, employment, language, and others;

- c. And it outlaws discrimination against Indigenous peoples and promotes their full and effective participation in all matters that concern them;
8. Rights & titleholders in the City of Vancouver are the Musqueam, Squamish, and Tsleil-waututh within the meaning of UNDRIP. The City of Vancouver, as a City of Reconciliation, has the responsibility to recognize the rights and title of Musqueam, Squamish and Tsleil-waututh;
9. Many Indigenous peoples have made the City of Vancouver their home and as Indigenous peoples also have Indigenous rights within the meaning of UNDRIP. The City of Vancouver has the responsibility to provide rights-based programming and services to the urban Indigenous community which has made Vancouver their home;
10. The UN Declaration affirms:
  - a. Article 18: Indigenous peoples have the right to participate in decision-making in matters which would affect their rights, through representatives chosen by themselves in accordance with their own procedures, as well as to maintain and develop their own indigenous decision-making institutions;
  - b. Article 19: States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free, prior and informed consent before adopting and implementing legislative or administrative measures that may affect them;
  - c. Article 23: Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development. In particular indigenous peoples have the right to be actively involved in developing and determining health, housing and other economic social programs affecting them and, as far as possible, to administer such programs through their own institutions;
11. Both the governments of Canada and British Columbia have endorsed the UN Declaration without qualifications;
12. The Truth and Reconciliation Commission (TRC) of Canada's Ten Principles for Reconciliation state that:
  - a. Call to Action #43: We call upon federal, provincial, territorial, and municipal governments to fully adopt and implement the UN Declaration as the framework for reconciliation;
  - b. Call to Action #47: We call upon federal, provincial, territorial, and municipal governments to repudiate concepts used to justify European sovereignty over Indigenous peoples and lands, such as the Doctrine of Discovery and terra nullius, and to reform those laws, government policies, and litigation strategies that continue to rely on such concepts;
13. In November 2019, British Columbia passed the Declaration on the Rights of Indigenous Peoples Act (DRIPA). DRIPA provides a framework for implementing

the Declaration by requiring the Province to work in consultation and cooperation with Indigenous peoples to:

- a. align all Provincial laws with the Declaration;
  - b. prepare and implement an action plan to achieve the objectives of the Declaration
  - c. prepare an annual report outlining the progress that has been made towards aligning Provincial law; and
  - d. Enabling mechanisms to negotiate and enter into an agreement with an Indigenous governing body and the ability to seek a mandate to pursue an agreement with an Indigenous governing body for the purposes of the exercise of joint statutory power of decision;
14. The shift in Provincial law shows a refinement of focus from broad, but often unspecific reconciliation efforts to specific recognition, affirmation, and implementation of the inherent rights of Indigenous Peoples;
  15. On November 4, 2020, the City of Montreal unveiled its Reconciliation Strategy with Indigenous Peoples. Montreal's plan includes a commitment to develop a nation-to-nation relationship;
  16. In July 2020 the City's Urban Indigenous Peoples Advisory Committee (UIPAC) issued a [public letter](#) calling for meaningful action on Anti-Racism and Reconciliation by the Mayor, Council and Civic Departments, naming the need to see more meaningful consultation and dialogue that results in real tangible action and impact. UIPAC called for the implementation of UNDRIP at the City level in 2013;
  17. The Vancouver City Council can continue its work on reconciliation by working with xʷməθkʷəy̍əm (Musqueam), Sk̓wx̓wú7mesh (Squamish), and sə́ilwətał (Tseil-Waututh) Nations and Urban Indigenous communities on implementation of the Declaration on the Rights of Indigenous Peoples as the next chapter in the City's reconciliation work.

THEREFORE BE IT RESOLVED THAT Council aspires to implement the UN Declaration on the Rights of Indigenous Peoples (UNDRIP) at a local government level in the City of Vancouver, and recognizes the implementation of the UN Declaration on the Rights of Indigenous Peoples as the minimum standard for the survival, dignity, well-being and rights of the Indigenous peoples;

FURTHER THAT Council establish a Type D Advisory Committee, referred to as a "Task Force on Implementing UNDRIP in the City of Vancouver" to provide advice to the Mayor and Council, with the terms of reference attached as Appendix A of the motion entitled "Implementing the UN Declaration on the Rights of Indigenous Peoples in the City of Vancouver";

AND FURTHER THAT Council direct staff to seek Provincial and Federal participation and support for this work, and to align Vancouver's efforts to implement UNDRIP with existing provincial law and emerging federal legislation.

referred

REFERRAL MOVED by Councillor De Genova  
SECONDED by Councillor Wiebe

THAT Motion B2, entitled "Implementing the UN Declaration on the Rights of Indigenous Peoples in the City of Vancouver", be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, March 10, 2021, to hear from speakers, debate and decision.

CARRIED UNANIMOUSLY

### **3. Solidarity with Indian Farmers**

MOVED by Councillor Swanson  
SECONDED by Councillor Boyle

WHEREAS

1. The Indian government made changes to the agricultural laws without consulting the farmer's organizations;
2. These changes, in the opinion of the farmers, severely negatively impact their livelihood by:
  - a) Not granting minimum support price in the law;
  - b) Allowing traders to stockpile product to create shortages in the market place to increase price to the consumer;
  - c) Having dispute resolution between farmers and corporations under contract farmers handled by a committee rather than the judicial system;
3. A majority of Indian farmers are small farmers looking after less than 5 acres of land. They decide what they want to plant to meet their family needs rather than plant crops to fulfill corporate needs;
4. More than 60% of the Indian population relies on farming;
5. Due to high unemployment in the unskilled labour pool, the livelihood of families displaced by these laws will be severely negatively impacted;
6. The suicide rates amongst Indian farmers show the current fragility of the agriculture industry, which is battling the effects of climate change and massive crop failures;



7. During the ongoing protest in New Delhi the government is depriving the protesters of basic necessities and is violating their basic human rights;
8. Lending our voice to support India's farmers would lend support for the principle that in Canada and around the world local farmers are indispensable to the social fabric of any country must be supported and protected; and
9. The BC Provincial Government has joined all major federal political parties in speaking out against these legislative changes.

THEREFORE BE IT RESOLVED THAT Vancouver City Council stands in solidarity with the Indian farmers and directs the Mayor to write to the provincial and federal governments to ask them to continue to speak out against these laws as well as the repressive measures against Indian citizens of their rights to expression and liberty, and to accelerate the message of concern to the Indian government.

referred

REFERRAL MOVED by Councillor Swanson  
SECONDED by Councillor Dominato

THAT Motion B3, entitled "Solidarity with Indian Farmers", be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, March 10, 2021, to hear from speakers, debate and decision.

CARRIED UNANIMOUSLY

#### **4. Understanding COVID-19 Recovery Through Economic and Cultural Stimulus Projects**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Hardwick

WHEREAS

1. Economic decline in 2020 in BC real GDP growth was negative six percent (-6.0%);
2. COVID-19 has adversely impacted Vancouver's economy and dramatically increased local unemployment rates with an estimated 32,000 jobs lost since February 2020 – many of which are in the construction industry;
3. The unemployment rate in BC is forecast to remain high at 6.8% in BC in 2021 according to the Business Council of BC;
4. Employment and revenue has dropped notably in the arts and cultural sector which has been one of the hardest hit due to the closure of performance venues and COVID safety restrictions; specific segments of the retail trade have also suffered;

5. Vancouver's *Culture/Shift* plan and vision for arts, culture and creativity sets Vancouver's first arts and cultural space targets including a goal for 800,000 square feet of new, repurposed or expanded, affordable City-owned, non-profit and private space over the next ten years;
6. Vancouver City Council's COVID-19 Recovery Committee report identifies economic recovery as a priority recovery theme;
7. As is the case with accelerating affordable and rental housing construction, the construction of commercial and cultural revitalization projects, including expanded cultural space projects, could have an equally positive impact on Vancouver's COVID-19 recovery and would present similar opportunities to assist with the creation of a "new, better 'normal'" for our city;
8. Information relevant to the construction of new commercial projects and new or revitalized cultural projects, including expanded cultural space, has direct impact on the speed and strength of Vancouver's COVID-19 economic recovery;
9. Private and non-profit entities may have potentially submitted proposals that do not fall under established rezoning enabling policy that may help to meet unemployment challenges and contribute to the creation of a "new, better 'normal'" for our city;
10. Obtaining information with respect to new commercial and new or cultural revitalization projects, including new or expanded cultural space, is needed for council to properly assess opportunities for economic and cultural stimulus in our city and how these projects might positively impact Vancouver's COVID-19 recovery.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back with a memo (and attached Excel searchable and sortable pre-application list), prepared in accordance with the Freedom of Information and Protection of Privacy Act, identifying potential commercial projects and new cultural or cultural revitalization projects, including new or expanded cultural space, 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 (or as soon as possible) 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)
- B. 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.
- C. THAT staff advise what data on an individual project basis or in aggregate may be made public from the provided information.

referred

REFERRAL MOVED by Councillor De Genova  
SECONDED by Councillor Fry

THAT Motion B4, entitled "Understanding COVID-19 Recovery Through Economic and Cultural Stimulus Projects", be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, March 10, 2021, to hear from speakers, debate and decision.

CARRIED UNANIMOUSLY

**5. UBCM Resolution – Local Choice: Tools to Improve Representation in Local Government Elections**

MOVED by Councillor Boyle  
SECONDED by Councillor Fry

WHEREAS

1. On February 10<sup>th</sup>, 2021, Council voted in support of the following direction:

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;
2. Vancouver's municipal elections have historically seen low levels of engagement and inadequate representation of Black, Indigenous and People of Colour residents, women, and renters, due to various intersecting barriers to participation and representation;
  3. The City of Vancouver has a highly diverse population, with people from racialized communities constituting more than half of the City's population. While this term Vancouver elected a majority of women to Council for the first time, the city's racial diversity has never been well reflected in the composition of Vancouver City Council;
  4. Greater diversity on Council would mean that people from Indigenous, South Asian, East Asian, Black, and other communities of colour would be better represented, allowing more residents to see themselves around the table, resulting in more trust in decisions being made, and better policy outcomes;
  5. There are a variety of voting systems that have been shown to elect more representative proportions of people from racialized and underrepresented communities. These results have been observed in San Francisco, New York City, and Cambridge, MA, New Zealand, and several European countries. More inclusive voting systems are also associated with nearly 10% higher rates of women being elected to public office, on average, than winner-take-all systems such as our current At Large Block Voting system and the First-Past-the-Post system;
  6. Major cities across North America have recently modernized their voting system in an effort to increase participation and diversity. These cities include London (ON), Minneapolis, and New York City;
  7. Vancouver should be proactive in exploring more inclusive voting systems, not only to include a diverse range of voices in the city but also to reaffirm our commitment to democratic institutions as a whole. Representation in government is an essential cornerstone of democracy and is more important than ever;
  8. Numerous jurisdictions in the United States have been required by the courts to dismantle At Large Block Voting systems due to their discriminatory effects on racialized communities (particularly African-American and Hispanic populations), which were found to violate fairness and equal treatment provisions of the Voting Rights Act, and replace them with more inclusive voting systems;
  9. More inclusive voting systems have demonstrated improved turnout in local elections, attributed both to reducing voters' feeling that their votes are wasted and increasing parties' incentives to mobilize their supporters;
  10. Justice Thomas Berger recommended in his [2004 Vancouver Electoral Reform Commission](#) report that "Council seek amendment of the Vancouver Charter to permit elections to be conducted using systems of proportional representation."

Vancouver City Council unanimously approved resolutions endorsing Justice Berger's recommendation, and in 2005, 2010 and 2012 requested that the Province grant the municipality authority to determine its electoral system. Previous provincial governments have declined to act upon all such requests to date;

11. In 2017, Vancouver's Independent Election Task Force recommended pursuing electoral reform in Vancouver, in order to more accurately reflect the political preferences of Vancouver voters and to promote greater representational diversity. The Task Force noted that the present electoral system frequently leaves certain ethnic groups and neighbourhoods unrepresented and half or more of the voters significantly under-represented (or completely unrepresented) on Council;
12. In 2016, Ontario became the first province in Canada to allow local councils to modernize their elections with Bill 181, The Municipal Election Modernization Act, which offered cities the option of using a ranked ballot. When London switched to ranked ballots in 2018, they saw immediate results with increased voter choice, more diversity on Council and a stronger mandate from voters;
13. The [2014 Report of the City of Vancouver's Engaged City Task Force](#) and the [2017 Report of the City's Independent Election Task Force](#) recommended allowing permanent residents to vote in municipal elections. This call was endorsed by Vancouver Council in 2018, and has also been endorsed by Councils in Port Moody, New Westminster, Victoria, Esquimalt, Colwood, Prince Rupert, Port Edward, Kitimat and Terrace. In 2019 the Union of BC Municipalities (UBCM) endorsed a resolution asking the Province to make the necessary changes to allow permanent residents to vote in local elections;
14. In 2019, the Union of BC Municipalities (UBCM) [endorsed a resolution](#) calling on the province to revise the minimum voting age in local government elections to 16 years of age. That [resolution](#) has also been endorsed at conventions of both the BC NDP and the BC Green Party, along with the BC Teachers Federation;
15. There is no one-size-fits-all solution for local elections. Each municipality in BC has unique challenges, history, size and demographics. Local councils are best positioned to tailor their local election system and rules to respond to local issues and needs. By providing tools and options, the Province would be opening the doors to positive change and modernization.

THEREFORE BE IT RESOLVED THAT the following resolution be submitted to LMLGA for submission as a 2021 UBCM Resolution, and titled: "Local Choice: Tools to Improve Representation in Local Government Elections"

WHEREAS Local government elections in British Columbia typically see low levels of engagement, and result in inadequate representation of Indigenous, Black, and People of Colour residents, women, and renters. More inclusive voting systems could strengthen local democracy and produce fairer and more representative election outcomes.

AND WHEREAS there is no one-size-fits-all solution for local elections. Each municipality in BC has unique challenges, history, size and demographics. Local councils are best positioned to tailor their local election system and rules to respond to local issues and needs. By providing tools and options, the Province would be opening the doors to positive change and modernization.

THEREFORE BE IT RESOLVED THAT the UBCM Executive write to BC's Minister of Municipal Affairs and the Attorney General to request that the Province of British Columbia create 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.

carried

MOVED by Councillor Fry  
SECONDED by Councillor Carr

THAT Council deal with Motion B5, entitled "UBCM Resolution – Local Choice: Tools to Improve Representation in Local Government Elections", today in order to meet the deadline for submission of resolutions to the Union of BC Municipalities.

CARRIED UNANIMOUSLY (Vote No. 07048)  
(Councillors De Genova, Dominato, Hardwick and Kirby-Yung abstained from the vote)

AMENDMENT MOVED by Councillor Swanson

FURTHER THAT the City of Vancouver implement wards as specified in the Berger Report, for the 2022 election only, while continuing to explore improvements to the voting system to be implemented in future elections as soon as allowed.

not put

The Mayor ruled the amendment out of order as the amendment is out of scope of the motion on the floor and would be better suited to go forward as a separate motion.

The amendment having been ruled out of order, the motion was put and CARRIED (Vote No. 07049) with Councillors De Genova, Dominato, Hardwick and Kirby-Yung opposed.

\* \* \* \* \*

Council recessed at 11:59 am and reconvened at 3:12 pm.

\* \* \* \* \*

## 6. Don't Feed the Wildlife

MOVED by Councillor Fry

SECONDED by Councillor Carr

### WHEREAS

1. The City of Vancouver enjoys proximity to a spectacular natural environment with an abundance of natural wildlife species that coexist within our urban ecosystem, including: bald eagles, bats, beavers, coyotes, harbour seals, otters, raccoons, skunks, squirrels, and a variety of birds;
2. Wild animals in the urban ecosystem often engage in opportunistic feeding, the taking of food without marked preferences as it becomes available. Humans, as the source of opportunistic feeding, often indulge this behaviour in an effort to admire or interact with wild animals;
3. Wild animals can suffer when they get used to eating human food instead of their natural diet. When people feed wildlife, the animals become habituated and can lose their healthy fear of people, this increases their chances of being injured or killed. Feeding wildlife can also directly or indirectly cause aggression in animals, attract vermin and other pests, and transmit diseases;
4. Within the City of Vancouver the feeding of wildlife is variously regulated and prohibited on land, at sea, and in parks by:
  - a) BC Wildlife Act<sup>1</sup> Section 33.1(1)(a)(b) stating: A person must not intentionally feed or attempt to feed dangerous wildlife, or provide, leave or place an attractant in, on or about any land or premises with the intent of attracting dangerous wildlife. Where “dangerous wildlife” is defined as bear, cougar, coyote or wolf;
  - b) Canada Fisheries Act Marine Mammal Regulations<sup>2</sup> stating: No person shall disturb a marine mammal, including approaching the marine mammal, or attempt to feed it;
  - c) Parks Control by-law<sup>3</sup> indirectly prohibits feeding wildlife in parks through section 14(l) stating: No person shall deposit food or grain on any area in a park except in litter cans provided by the Board for the purpose of receiving garbage and litter;
5. The City of Vancouver has no municipal by-law directly prohibiting the feeding of wild animals, although Street and Traffic By-law No. 2849<sup>4</sup> does restrict littering on streets and has been partially relied on for the enforcement of feeding wild animals in the city;
6. Victoria, BC, through its Animal Control By-law<sup>5</sup> explicitly prohibits the feeding of deers, raccoons, squirrels or rabbits anywhere in the City, and additionally pigeons, crows and gulls within a prohibited downtown core area;

7. In Vancouver, public education and enforcement around feeding of wildlife in the urban ecosystem is inconsistent and ineffective:
  - a) Vancouver residents feeding wild visitors to their yards or outdoor spaces have resulted in injuries to people and pets, for example from 2017 at 1st and Arbutus a woman and her dogs attacked by food-habituated and aggressive raccoons: "Vancouver woman attacked by raccoons says they're being fed by a neighbour"<sup>6</sup> (2017, Global BC);
  - b) Indiscriminate bird feeding in public spaces (including but not limited to parks and schoolyards) has been observed to lead to an increase in rats and other opportunistic feeders;
  - c) In recent months, a number of aggressive coyote interactions in Stanley Park have resulted in bites, trail closures, and a number of coyotes being euthanized. According to the Park Board, "Aggressive behaviour is often the result of animals being fed by people." As of February 22, 2021, there have been 15 attacks by coyotes in Stanley Park, though to date no deaths or serious injuries;
8. In response to a Freedom of Information request from the Fur-Bearers organization there have been no tickets (fines and warnings) issued by Vancouver By-law Officers, regarding wildlife feeding in Stanley Park, between January 1, 2018 to January 19, 2021. Similarly, the Board of Parks and Recreation confirms there are no responsive records for the same time period. There have been no fines from BC's Conservation Office for feeding coyotes;
9. The BC SPCA encourages municipalities to adopt bylaws that prohibit intentional wildlife feeding and encourage the management of wildlife attractants as unintentional feeding sources.

THEREFORE BE IT RESOLVED

- A. THAT Council directs staff to report back on Council's authority to prepare a by-law to prohibit intentional wildlife feeding, and encourage the management of wildlife attractants as unintentional feeding sources, pursuant to Vancouver's authority to create by-laws for preventing, abating, and prohibiting nuisance or other authority;

FURTHER THAT, if authorized by the *Vancouver Charter* or other authority, staff prepare for consideration a by-law that includes terms such as:

- a) No person shall knowingly or willingly feed any wildlife, or in any manner provide them or allow access to food or any other edible substance;
- b) No person shall store any attractant or waste in such a manner that it is accessible to wildlife;
- c) No person shall attract wildlife onto a property such that these wildlife create a nuisance for other properties;
- d) Exemptions for hummingbird feeding by way of liquid feeders, and songbird feeding by way of wildlife-proof feeders (specifically designed to prevent access by squirrels and rats).



- B. THAT subject to Council's approval of A above, staff consider and prepare amendments to the Ticket Offences By-law No. 9360 to create a ticket offence for intentional wildlife feeding.
- C. THAT subject to Council's approval of A above, and the enactment of any proposed by-laws, staff prepare appropriate signage when and where necessary to promote the new by-law with updated, clear and easy to comprehend signage in areas where feeding is common.
- D. THAT upon enactment of any new by-laws contemplated by A and B above, City staff share this information with the Vancouver Board of Parks and Recreation, CMHC Granville Island Administration, and Vancouver School Board District 39 for their consideration.

- 
1. [https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96488\\_01#section33.1](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/96488_01#section33.1)
  2. <https://gazette.gc.ca/rp-pr/p2/2018/2018-07-11/html/sor-dors126-eng.html>
  3. <https://parkboardmeetings.vancouver.ca/files/BYLAW-ParksBylawsConsolidated-20170515.pdf>
  4. <https://bylaws.vancouver.ca/2849c.pdf>
  5. <https://www.victoria.ca/assets/City~Hall/Bylaws/bylaw-11-044.pdf>
  6. <https://globalnews.ca/news/3843464/vancouver-raccoon-attack/>

referred

REFERRAL MOVED by Councillor De Genova  
SECONDED by Councillor Wiebe

THAT Motion B6, entitled "Don't Feed the Wildlife", be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, March 10, 2021, to hear from speakers, debate and decision.

CARRIED UNANIMOUSLY

## NOTICE OF COUNCIL MEMBER'S MOTIONS

### 1. Increasing Public Access to Information About False Creek South

Councillor Swanson submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Council meeting agenda of March 30, 2021, as a Council Members' Motion.

### 2. Turning Construction Hoarding into a Canvass for Public Art in Vancouver

Councillor Kirby-Yung submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Council meeting agenda of March 30, 2021, as a Council Members' Motion.

**3. A Plan to Significantly Reduce the City's Permitting Backlog**

Councillor Dominato submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Council meeting agenda of March 30, 2021, as a Council Members' Motion.

**4. Breaking Glass Ceilings: Advocating for Social Media Platforms and Appropriate Web Based Forums to be Considered Publishers**

Councillor De Genova submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Council meeting agenda of March 30, 2021, as a Council Members' Motion.

**5. Accessible Voting Options for Municipal Elections**

Councillor Wiebe submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Council meeting agenda of March 30, 2021, as a Council Members' Motion.

**NEW BUSINESS**

**1. Request for Leave of Absence – Councillor Bligh**

MOVED by Councillor De Genova  
SECONDED by Councillor Carr

THAT Councillor Bligh be granted a leave of absence for civic business from meetings on March 9 and 10, 2021, March 11, 2021 from 6 to 10 pm, and March 12 from 9:50 am to 11:30 am.

CARRIED UNANIMOUSLY (Vote No. 07062)

**2. Request for Leave of Absence – Councillor Boyle**

MOVED by Councillor De Genova  
SECONDED by Councillor Carr

THAT Councillor Boyle be granted a leave of absence for civic business from meetings on March 10, 2021, from 9 am to noon.

CARRIED UNANIMOUSLY (Vote No. 07063)

### **3. Opening Up – Enabling Readiness for Post Pandemic Arts, Events, Hospitality & Tourism**

MOVED by Councillor Kirby-Yung

SECONDED by Councillor De Genova

#### WHEREAS

1. The COVID-19 pandemic has inflicted significant negative economic impact, with many Vancouver businesses and cultural groups including restaurants, hotels, tourism businesses, arts organizations and event organizers forced to curtail, severely limit or shutter operations due to health guidelines and physical distancing restrictions;
2. BC has recently made announcements regarding the expedition of its vaccination program citing the intent to have all British Columbians receive a vaccine dose by the end of July, and stated it expects to see progressive relaxation of restrictions commence before Summer;
3. Organizations like the BC Coalition of Tourism and Hospitality Businesses, BC Restaurants and Foodservices Association, ABLE BC, BIA's, Tourism Vancouver, Hospitality Vancouver Association, the arts community, and event producers, all cite the importance of a defined plan that outlines the anticipated phases and timelines for the opening up of different sectors, businesses and events;
4. There are examples of countries and jurisdictions that have developed roadmaps for lifting lockdown such as England, which has created and communicated a plan that identifies specific phases and timelines for the anticipated unlocking of restrictions;
5. Prior to these recent advancements in BC's vaccination program, it was not anticipated that events, even of smaller size, would start up before Q4 2021; however new timelines suggest they could be possible in Q3.

#### THEREFORE BE IT RESOLVED

- A. THAT the Mayor write to the Premier and Provincial Health Officer on behalf of Council, outlining the importance of an articulated Opening Up Plan identifying phases for different sectors, businesses and events and projected timing, as well as the importance of that plan being communicated well in advance, in order to provide information to industry, notably the hospitality, arts and events sectors, that will enable them to understand, plan, and resource for expected phases as BC works its way towards post-pandemic life.
- B. THAT Council direct staff to report back on Vancouver's readiness to permit small-scale outdoor events in Q3 in parallel with BC's vaccination schedule and the anticipated lifting of lockdown restrictions, as well as on potential options to streamline the event permit process to reduce processing required by staff and to

support recovery of the arts and events sector.

CARRIED UNANIMOUSLY (Vote No. 07065)  
(Councillor Boyle abstained from the vote)

## **ENQUIRIES AND OTHER MATTERS**

### **1. Requests for Report Back to Council**

Councillor Swanson requested clarification on when Council requests a report back on an issue, how the information is delivered and made public. For example, how is it determined whether the information sent to Council is by memo or staff report. The Acting City Manager provided a brief response and agreed to provide an update on the frequency of posting of memos made public.

### **2. Balancing Bus Stops**

Councillor Swanson enquired whether the Seniors Advisory Committee or the Persons With Disabilities Advisory Committee were consulted with regard to Translink's plan to cut the number of bus stops along certain bus routes and whether these cuts can be put on hold until the above-noted committees have been consulted. The Acting City Manager agreed to follow up with Engineering staff.

### **3. Data Sharing with the Vancouver School Board**

Councillor Carr enquired about the importance of data sharing on growth and population projections with the Vancouver School Board regarding long-range facilities planning. The Acting City Manager provided a brief update and agreed to provide more information on what will be shared in the Memorandum of Understanding with the Vancouver School Board.

### **4. Adopt a Pet Program - Adopting Rats**

Councillor De Genova enquired about the Adopt a Pet Program at the City, specifically the cost recovery of adopting rats for \$5 and if another non-profit society was considered to undertake this program. The Acting City Manager agreed to provide more information on the program.

### **5. Past Motion - Protecting Tenants - Taking Action Against Renovictions**

Councillor Fry requested an update on the motion entitled "Protecting Tenants – Taking Action Against Renovictions", that was passed at the Standing Committee on Policy and Strategic Pories meeting on October 7, 8 and 15, 2020. In particular, he enquired whether the Province has provided an update and when a staff report would be coming forward to Council. The Acting City Manager provided a brief update and indicated the Province is proposing changes regarding the above-noted motion and are actively working with staff but there have been no further updates to share from the Province at this time.

**6. Past Motion - Standing Up to the Rise in Anti-Asian Racism, All Racism & Hate Crimes**

Councillor Kirby-Yung requested an update on the motion entitled “Standing Up to the Rise in Anti-Asian Racism, All Racism and Hate Crimes” that was referred to staff at the Council meeting on June 9, 2020. The Acting City Manager provided a brief update and agreed to follow up with staff and provide a memo on the status on the above-noted motion as a first step before proceeding with additional work.

**7. Review of Vancouver Police Budget**

Councillor Wiebe requested information on the process of the Vancouver Police budget review by BC’s director of policing. The Acting City Manager indicated that at this time there is no information to share as the review is in its preliminary stages and he would share information as it becomes available.

**ADJOURNMENT**

MOVED by Councillor Hardwick  
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 3:54 pm.

\* \* \* \* \*