



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON POLICY AND STRATEGIC PRIORITIES

JULY 7 AND 8, 2021

A meeting of the Standing Committee of Council on Policy and Strategic Priorities was held on Wednesday, July 7, 2021, at 9:30 am, in the Council Chamber, Third Floor, City Hall. Subsequently the meeting reconvened on Thursday, July 8, 2021, at 6:05 pm. 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 Rebecca Bligh
Councillor Christine Boyle
Councillor Adriane Carr
Councillor Melissa De Genova*, (Leave of Absence for Civic Business from 12:30 pm to 5:30 pm on July 7, 2021; and Leave of Absence for personal reasons from 7 pm onwards on July 8, 2021)
Councillor Lisa Dominato*, (Leave of Absence for Civic Business from 9 am to 12 pm on July 7, 2021)
Councillor Pete Fry
Councillor Colleen Hardwick*
Councillor Sarah Kirby-Yung*, (Leave of Absence for Civic Business from 6 pm to 7:30 pm on July 8, 2021)
Councillor Jean Swanson
Councillor Michael Wiebe

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

CITY CLERK'S OFFICE: Rosemary Hagiwara, Deputy City Clerk (July 7, 2021)
Tina Penney, Deputy City Clerk (July 8, 2021)
Denise Swanston, 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.

**1. Policy Enquiry Process: Approach and Criteria
June 21, 2021**

Theresa O'Donnell, General Manager, Planning, Urban Design and Sustainability, provided a presentation, and along with additional staff from Planning, Urban Design and Sustainability, responded to questions.

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

MOVED by Councillor De Genova
THAT the Committee recommend to Council

- A. THAT Council endorse the Guiding Principles and Criteria for policy non-compliant enquiries and rezoning applications contained in Appendix C of this report; and that Council direct staff to utilize the Guiding Principles and Criteria in assessing and advising on proposals within a new Policy Enquiry Process.
- B. THAT Council direct staff to amend the contents of the "Policy Non-Compliant List" to contain only enquiries that have been formally submitted to staff (with applicable fee paid).
- C. THAT passage of the above resolutions will in no way fetter Council's discretion in considering any rezoning applications and does not create any legal rights for the applicants or any other person, or obligation on the part of the City; and expenditure of funds or incurred costs are at the risk of the person making the expenditure or incurring the cost.

amended

AMENDMENT MOVED by Councillor Dominato

THAT the Committee direct staff to amend the Review Criteria Housing goal (page 6 of the report) by removing the words "by shifting towards a focus on" and replacing with "home ownership";

amended

AMENDMENT TO THE AMENDMENT MOVED by Mayor Stewart

THAT the following words be removed "including home ownership, by shifting towards a focus on rental, social, and supportive housing", and replaced with "by shifting towards a focus on rental, social, cooperative, and supportive housing as well as owner occupied homes for first-time buyers."

CARRIED (Vote No. 07484)
(Councillor Hardwick opposed)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED (Vote No. 07485) with Councillors Hardwick and Swanson opposed and Councillor De Genova abstaining from the vote.

AMENDMENT MOVED by Councillor Dominato

THAT the Committee direct staff to amend the Review Criteria Job goal (page 6 of the related report) by removing the words “a strong green sector” and replace with “strong green, creative and tech sectors”.

CARRIED (Vote No. 07486)
(Councillor Hardwick opposed)
(Councillor De Genova abstained from the vote)

The amendments having carried, the motion as amended was put and CARRIED (Vote No. 07487) with Councillor Hardwick opposed.

FINAL MOTION AS APPROVED

- A. THAT Council endorse the Guiding Principles and Criteria for policy non-compliant enquiries and rezoning applications contained in Appendix C of the Report dated June 21, 2021, entitled “Policy Enquiry Process: Approach and Criteria”; and that Council direct staff to utilize the Guiding Principles and Criteria in assessing and advising on proposals within a new Policy Enquiry Process.
- B. THAT Council direct staff to amend the contents of the “Policy Non-Compliant List” to contain only enquiries that have been formally submitted to staff (with applicable fee paid).
- C. THAT passage of the above resolutions will in no way fetter Council’s discretion in considering any rezoning applications and does not create any legal rights for the applicants or any other person, or obligation on the part of the City; and expenditure of funds or incurred costs are at the risk of the person making the expenditure or incurring the cost.
- D. THAT the Committee direct staff to amend the Review Criteria Housing goal (page six of the report dated June 21, 2021, entitled “Policy Enquiry Process: Approach and Criteria”) by removing the words “rental, social, and supportive housing” and replacing with “rental, social, cooperative, and supportive housing as well as owner occupied homes for first-time buyers.”

FURTHER THAT the Committee direct staff to amend the Review Criteria Job goal (page six of the report dated June 21, 2021, entitled “Policy Enquiry Process: Approach and Criteria”) by removing the words “a strong green sector” and replacing with: “strong green, creative and tech sectors”.

2. Methodology for Co-operative Housing Lease Renewals June 14, 2021

Sandra Singh, General Manager, Arts, Culture and Community Services, provided a presentation. Following the lunch break, Sandra, along with staff from Arts, Culture and Community Services; Finance, Risk and Supply Chain Management; and the Vancouver Affordable Housing Agency, responded to questions.

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On July 7, 2021, at 11:38 am, it was,

MOVED by Councillor Kirby-Yung

THAT the Committee extend past noon in order to complete the presentation for Item 2, and then break for one hour for lunch.

CARRIED UNANIMOUSLY

Following the presentation, it was,

MOVED by Councillor Boyle

THAT the Committee recess, and then return to ask one round of questions to staff, then hear from speakers, followed by a second round of questions to staff.

CARRIED

(Councillor De Genova opposed)

(Councillor Kirby-Yung abstained from the vote)

(Councillor Hardwick absent for the vote)

On July 7, 2021, the Committee recessed at 12:25 pm, and reconvened at 1:28 pm.

Subsequently, during the hearing of speakers to Item 2, the Committee recessed at 5 pm, and reconvened at 6 pm.

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The Committee heard from four speakers in support of some of the recommendations, 27 speakers in opposition to the recommendations, and 19 speakers who provided other comments related to the item.

On July 7, 2021, at 9:48 pm, it was,

MOVED by Mayor Stewart

THAT the Committee recess until July 8, 2021, at 6pm.

CARRIED
(Councillor Kirby-Yung opposed)

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*On July 7, 2021, the Committee recessed at 9:50 pm, and
reconvened on July 8, 2021, at 6:05 pm.*

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On July 8, 2021, upon reconvening, the City Manager provided a brief overview as to how staff develop recommendations, noting that staff's work is directed by priorities as set out by Council. Subsequently, Sandra Singh, General Manager, Arts, Culture and Community Services, provided a summary of responses to questions emailed to staff by Councillors.

Following a second round of questions to staff, it was,

MOVED by Councillor Dominato

THAT the Committee enter into a third round of questions to staff on Item 2.

CARRIED UNANIMOUSLY
(Councillor De Genova absent for the vote)

MOVED by Councillor Fry
THAT the Committee recommend to Council

- A. THAT, pursuant to *Vancouver Charter* section 206(1)(j), Council approve that housing co-operatives operating on City land may be deemed organizations contributing to the welfare of the City.
- B. THAT Council approve the following policies that will guide or provide a framework for the negotiation of co-op lease renewals:
 - i) That any land rent subsidies made to co-ops for households earning above HILs as part of a lease renewal (a) be based on a rental benchmark that is the lesser of 15% below average area rents or 25% of median Vancouver household income and (b) will require regular income reporting, as more specifically described in the report.
 - ii) That any land rent subsidies made to co-op for households earning HILs or less as part of the lease renewal (a) be based on a rental benchmark that is equivalent to 30% of the average household income of those units

and (b) will require annual income testing, as more specifically described in the report;

- iii) That any additional land rent subsidies to support a time-limited transition from a co-op's existing housing charges will require income testing at the commencement of the future lease to support the additional subsidy as part of a lease renewal, as more specifically described in the report.

(collectively “the Methodology”).

- C. THAT Council approve the proposed Co-op Lease Renewal Methodology as a framework to guide future lease renewal negotiations as described in this report, including as set out in Appendices A and B.
- D. THAT subject to approval of A, B, and C above, Council authorize staff to negotiate future lease renewal(s) with existing Housing Co-operatives on City land which agreements shall be brought back to Council for its consideration and approval.
- E. THAT Council support the Co-operative Housing Federation of British Columbia (CHF BC) to advocate for Property Transfer Tax offset or waiver opportunities with the Province of British Columbia.
- F. THAT A, B, C, D, and E above be adopted on the following conditions:
 - i) THAT the passage of the above resolutions creates no legal rights for a lessee or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
 - ii) THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

amended

AMENDMENT MOVED by Councillor Fry

THAT the below be added (letter as appropriate) to the recommendations:

THAT, in recognition of the unique operating model of existing co-ops requiring lease renewals for existing buildings, the non-RGI unit benchmark component of the renewal methodology be changed from “25% of Median Vancouver Income” to “25% of Median Vancouver Renter Income,” provided that no housing charges are decreased.

THAT the seven year Transition Grant be extended as needed to 10 years.

CARRIED UNANIMOUSLY (Vote No. 07490)
(Councillor De Genova absent for the vote)

AMENDMENT MOVED by Councillor Wiebe

THAT the below be added (letter as appropriate) to the recommendations:

THAT Council affirm that, within the co-op lease framework and land rent methodology, co-ops will retain the autonomy and flexibility to set housing charges that allow for temporary hardship assistance or a shift in annual housing charges to support the essential needs of persons or families that have had changes in life circumstances in keeping with the traditional co-op model.

CARRIED UNANIMOUSLY (Vote No. 07491)
(Councillor De Genova absent for the vote)

AMENDMENT MOVED by Councillor Swanson

THAT the below be added (letter as appropriate) to the recommendations:

THAT staff work with the community housing sector to come up with recommendations to the provincial and federal government for a metric that is more fair than 30% of before tax income for Rent Geared to Income households, one that takes into account after tax income and peoples' real and necessary expenses.

CARRIED UNANIMOUSLY (Vote No. 07492)
(Councillor De Genova absent for the vote)

AMENDMENT MOVED by Councillor Swanson

THAT the below be added (letter as appropriate) to the recommendations:

THAT Council write to CHF BC encouraging them to support their co-op members in the development and implementation of equity measures identified by their members, including:

- over-housing policies
- promoting diversity in membership
- promoting women having principal memberships
- ensuring that accessible units are available to members in wheelchairs
- making most 2 and all 3 bedroom units available to larger families, including families with children
- introducing sliding scale parking fees
- factoring in rent hike exemptions based on need
- increasing the RGI unit minimum threshold from 15% to 30%

CARRIED (Vote No. 07493)
(Councillors Bligh, Hardwick and Kirby-Yung opposed)
(Councillors Dominato and Wiebe abstained from the vote)
(Councillor De Genova absent for the vote)

AMENDMENT MOVED by Councillor Boyle

THAT the below be added (letter as appropriate) to the recommendations:

THAT staff report back to Council with options for further investment or other support to the co-op housing sector that could deepen affordability for lower-income co-op members and/or enable the creation of new co-op housing units across the city, recognizing the importance of co-op housing in the City of Vancouver.

CARRIED UNANIMOUSLY (Vote No. 07494)
(Councillor De Genova absent for the vote)

On July 8, 2021, at 7:54 pm, Councillor Kirby-Yung rose on a Point of Order under section 8.7(c) of the *Procedure By-law*, as Councillor Boyle's amendment seems to propose work that is already being undertaken by staff. Following a brief recess, the Chair ruled the amendment in order.

AMENDMENT MOVED by Councillor Swanson

THAT the below be added (letter as appropriate) to the recommendations:

THAT council delete this section of Appendix A "1) Redevelopment Potential Assessment/New Space Lease" until staff has a chance to discuss this with the False Creek co-ops.

LOST (Vote No. 07495)
(Mayor Stewart and Councillors Bligh, Boyle, Carr, Dominato, Fry, Kirby-Yung, and Wiebe Opposed)
(Councillor De Genova absent for the vote)

AMENDMENT MOVED by Councillor Fry

THAT the below be added (letter as appropriate) to the recommendations:

THAT this methodology as approved serve to inform how the City of Vancouver can support the growth and viability of the co-op sector, and affirm co-ops as an important part of the City's actual and aspirational housing continuum inclusive of Housing Vancouver, Vancouver Plan, and Healthy City strategies.

not put

On July 8, 2021, at 8:20 pm, Councillor Kirby-Yung rose on a Point of Order under section 8.7(c) of the *Procedure By-law*, as Councillor Fry's amendment seems similar to the amendment just approved by Councillor Boyle. The Chair ruled in favour of Councillor Kirby-Yung's Point of Order and ruled the amendment out of order.

The amendments having carried and lost, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 07496) with Councillor De Genova absent for the vote.

FINAL MOTION AS APPROVED

- A. THAT, pursuant to *Vancouver Charter* section 206(1)(j), Council approve that housing co-operatives operating on City land may be deemed organizations contributing to the welfare of the City.
- B. THAT Council approve the following policies that will guide or provide a framework for the negotiation of co-op lease renewals:
- i) That any land rent subsidies made to co-ops for households earning above HILs as part of a lease renewal (a) be based on a rental benchmark that is the lesser of 15% below average area rents or 25% of median *Vancouver rental* household income and (b) will require regular income reporting, as more specifically described in the Report dated June 14, 2021, entitled “Methodology for Co-operative Housing Lease Renewals”.
 - ii) That any land rent subsidies made to co-op for households earning HILs or less as part of the lease renewal (a) be based on a rental benchmark that is equivalent to 30% of the average household income of those units and (b) will require annual income testing, as more specifically described in the above-noted report;
 - iii) That any additional land rent subsidies to support a time-limited transition from a co-op's existing housing charges will require income testing at the commencement of the future lease to support the additional subsidy as part of a lease renewal, as more specifically described in the above-noted report.
- (collectively “the Methodology”).
- C. THAT Council approve the proposed Co-op Lease Renewal Methodology as a framework to guide future lease renewal negotiations as described in this report, including as set out in Appendices A and B of the Report dated June 14, 2021, entitled “Methodology for Co-operative Housing Lease Renewals”.
- D. THAT subject to approval of A, B, and C above, Council authorize staff to negotiate future lease renewal(s) with existing Housing Co-operatives on City land which agreements shall be brought back to Council for its consideration and approval.
- E. THAT Council support the Co-operative Housing Federation of British Columbia (CHF BC) to advocate for Property Transfer Tax offset or waiver opportunities with the Province of British Columbia.
- F. THAT A, B, C, D, and E above be adopted on the following conditions:
- i) THAT the passage of the above resolutions creates no legal rights for a lessee or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and

- ii) THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.
- G. THAT, in recognition of the unique operating model of existing co-ops requiring lease renewals for existing buildings, the non-RGI unit benchmark component of the renewal methodology be changed from “25% of Median Vancouver Income” to “25% of Median Vancouver Renter Income,” provided that no housing charges are decreased.
- FURTHER THAT the seven year Transition Grant be extended as needed to 10 years.
- H. THAT Council affirm that, within the co-op lease framework and land rent methodology, co-ops will retain the autonomy and flexibility to set housing charges that allow for temporary hardship assistance or a shift in annual housing charges to support the essential needs of persons or families that have had changes in life circumstances in keeping with the traditional co-op model.
- I. THAT staff work with the community housing sector to come up with recommendations to the provincial and federal government for a metric that is more fair than 30% of before tax income for Rent Geared to Income households, one that takes into account after tax income and peoples’ real and necessary expenses.
- J. THAT Council write to CHF BC encouraging them to support their co-op members in the development and implementation of equity measures identified by their members, including:
- over-housing policies
 - promoting diversity in membership
 - promoting women having principal memberships
 - ensuring that accessible units are available to members in wheelchairs
 - making most two and all three bedroom units available to larger families, including families with children
 - introducing sliding scale parking fees
 - factoring in rent hike exemptions based on need
 - increasing the RGI unit minimum threshold from 15% to 30%
- K. THAT staff report back to Council with options for further investment or other support to the co-op housing sector that could deepen affordability for lower-income co-op members and/or enable the creation of new co-op housing units across the city, recognizing the importance of co-op housing in the City of Vancouver.

REFERRED ITEMS

At the Council meeting on July 6, 2021, Council referred the following motions to the Standing Committee on Policy and Strategic Priorities meeting on July 7, 2021, in order to hear from speakers, followed by debate and decision.

3. Keeping the Public in the Information Loop (Member's Motion B.1)

On July 8, 2021, the Committee heard from one speaker in support of the motion.

MOVED by Councillor Swanson
THAT the Committee recommend to Council

WHEREAS

1. City staff sometimes report out on information requested by City Council using a memo, for example, a memo about the social housing definition and a memo about recalibrating the Housing Vancouver Strategy;
2. The memo goes to Council members and not the general public;
3. The general public then doesn't have access to the information and analysis that staff have provided in a timely manner; and
4. Members of the public sometimes assume that this information hasn't been provided to Council.

THEREFORE BE IT RESOLVED THAT Vancouver City Council direct staff to put non-In Camera memos that are responses to council motions in the Thursday media roundups that happen after council meetings and/or report back by Q3 on process changes to include faster public release of non In Camera memos.

amended

AMENDMENT MOVED by Councillor Dominato

THAT the following words be removed "put non-In Camera memos that are responses to council motions in the Thursday media roundups that happen after council meetings and/or";

FURTHER THAT "Q3" be struck and replaced with "Q4".

CARRIED UNANIMOUSLY (Vote No. 07497)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 07498) with Councillor De Genova abstaining from the vote.

4. Toward Reconciliation: Renaming Trutch Street (Member's Motion B.3)

On July 8, 2021, the Committee heard from one speaker in support of the recommendations.

MOVED by Mayor Stewart
THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver has a North-South street in Kitsilano named after Joseph Trutch called Trutch Street;
2. Joseph Trutch was an English-born engineer and surveyor who served as the Chief Commissioner of Lands and Works under Governor Frederick Seymour and the first Lieutenant Governor of British Columbia;
3. Joseph Trutch was a racist and the chief architect of racist policies which inflicted immense and long-standing harm to First Nations People;
4. Trutch championed a colonial government policy which denied First Nations' title to their lands, blocked their right to acquire lands held by non-Indigenous residents, and massively reduced previously established reserve boundaries - effectively establishing a 10-acre (40,000 m²) maximum reserve size;
5. The City of Vancouver became a City of Reconciliation in 2014 and promises to review Vancouver's colonial and racist past as well as make changes to reflect a reconciled relationship with First Nations People; and
6. The Musqueam Indian Band has requested the City of Vancouver rename Trutch Street.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back on the most expeditious way to rename Trutch Street with an alternative name chosen by the Musqueam Indian Band;

FURTHER THAT Council direct the Mayor to undertake appropriate consultation with Musqueam Chief and Council;

AND FURTHER THAT Council confirms it is open to considering similar requests from the Squamish and Tsleil-Waututh Nations.

CARRIED UNANIMOUSLY (Vote No. 07499)

The Committee adjourned on July 8, 2021, at 9:17 pm.

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

JULY 8, 2021

A meeting of the Council of the City of Vancouver was held on Thursday, July 8, 2021, at 9:17 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. 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 Rebecca Bligh
- Councillor Christine Boyle
- Councillor Adriane Carr
- Councillor Melissa De Genova
- Councillor Lisa Dominato
- Councillor Pete Fry
- Councillor Colleen Hardwick
- Councillor Sarah Kirby-Yung
- Councillor Jean Swanson
- Councillor Michael Wiebe

CITY MANAGER’S OFFICE: Paul Mochrie, City Manager

CITY CLERK’S OFFICE: Tina Penney, Deputy City Clerk
Denise Swanston, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on Policy and Strategic Priorities
Wednesday, July 7, 2021, and Thursday, July 8, 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. Policy Enquiry Process: Approach and Criteria
2. Methodology for Co-operative Housing Lease Renewals
3. Keeping the Public in the Information Loop (Member’s Motion B.1)
4. Toward Reconciliation: Renaming Trutch Street (Member’s Motion B.3)

Items 1 to 4

MOVED by Councillor Bligh
SECONDED by Councillor Carr

THAT the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities at its meeting of July 7 and 8, 2021, as contained in items 1 to 4, be approved.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor Kirby-Yung

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned on July 8, 2021, at 9:19 pm.

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