



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

JULY 21 AND 22, 2021

A meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, July 21, 2021, at 9:32 am, in the Council Chamber, Third Floor, City Hall. Subsequently, the meeting reconvened on Thursday, July 22, 2021, at 9:30 am. 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* (Leave of absence – Civic Business from 9:30 am to 12 pm on July 22, 2021)
Councillor Rebecca Bligh
Councillor Christine Boyle* (Leave of absence – Civic Business from 9:30 am to 5 pm on July 22, 2021)
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
Karen Levitt, Deputy City Manager

CITY CLERK'S OFFICE: Rosemary Hagiwara, Deputy City Clerk (July 21, 2021)
Tina Penney, Deputy City Clerk (July 21 and 22, 2021)
David Yim, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

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

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

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Carr

THAT the Committee adopt Items 2 and 4 on consent.

CARRIED UNANIMOUSLY

**1. Vancouver Plan Update and Quick Start Actions
July 21, 2021**

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

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At 10:54 am, during questions to staff, it was

MOVED by Councillor Fry

THAT the Committee be allowed to ask a second round of questions to staff after hearing from speakers.

CARRIED UNANIMOUSLY

Subsequently, at 11:44 am, during questions to speakers, it was

MOVED by Councillor De Genova

THAT the Committee extend the meeting past noon in order to complete hearing from speakers on item 1.

FURTHER THAT following the completion of hearing from speakers for item 1 that the Committee have a full hour lunch recess prior to continuing with its business.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

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The Committee heard from one speaker in support, three speakers in opposition, and two speakers who expressed concerns with various aspects related to the report recommendations.

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The Committee recessed at 11:59 am and reconvened at 1:02 pm.

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MOVED by Councillor Carr
THAT the Committee recommend to Council

- A. THAT Council receive for information the Vancouver Plan Phase 2 Engagement Summary, as attached in Appendix A.
- B. THAT Council endorse the updated scope of work and engagement strategy for the remainder of the Vancouver Plan process.
- C. THAT, as Vancouver Plan Quick Start Actions, Council direct staff to report back with proposed by-law amendments for consideration of referral to public hearing in Q4 of 2021, the following:
 - Streamlining Rental Initiative as set out in Appendix B; and
 - Downtown Eastside Policy Updates to Increase Social Housing Initiative as set out in Appendix C.
- D. THAT, as an immediate Vancouver Plan Quick Start Action, Council approve amendments to the Moderate Income Rental Housing Pilot Program (MIRHPP), as set out in Appendices D and E, that will:
 - Update the affordability requirements;
 - Exclude eligibility in certain zones; and
 - Extend the opportunity for staff to consider new proposals until January 31, 2022, to enable up to 20 total rezoning applications.
- E. THAT Council receive for information the status updates on the Vancouver Plan Quick Start Actions related to the Employment Lands and Economy Review, as set out in Appendices F, G and H.

amended

AMENDMENT MOVED by Councillor Carr

THAT D be amended as follows:

- Insert the phrase “as amended to exclude the proposed changes to affordability requirements and any changes to the rent increase permitted upon unit turnover”, before the words “that will:.”; and
- Strike the bullet point “Update the affordability requirements;”.

CARRIED (Vote No. 07546)

(Councillors Boyle, De Genova, Dominato, Kirby-Yung and Mayor Stewart opposed)

AMENDMENT MOVED by Councillor Swanson

THAT C be amended as follows:

- Insert the phrase “as amended to exclude the proposed changes to affordability requirements and any changes to the rent increase permitted upon unit turnover”, before the words “that will:”; and
- Strike the word “and” and replace with “with provisions to mandate rental housing affordability for people earning under \$80,000, and keep land value from increasing;”.

LOST (Vote No. 07547)

(Councillors Bligh, Boyle, Carr, De Genova, Dominato, Fry, Kirby-Yung, Wiebe and Mayor Stewart opposed)

AMENDMENT MOVED by Councillor Boyle

THAT D be amended by replacing the words “in certain zones”, with the phrase “in C-1 and C-3A zones and adjust Appendices D and E accordingly;”

LOST (Vote No. 07548)

(Councillors Bligh, Carr, Hardwick, Kirby-Yung, Wiebe and Mayor Stewart opposed)

(Councillor Dominato abstained from the vote)

(Councillor De Genova absent for the vote)

AMENDMENT MOVED by Councillor Hardwick

THAT B be amended by inserting the phrase “with more neighbourhood-based planning and public consultation”, after the words “engagement strategy”;

FURTHER THAT C be amended as follows:

- Strike the words “as Vancouver Plan Quick Start Actions”; and
- Strike the phrase “with proposed by-law amendments for consideration of referral to public hearing in Q4 of 2021”, and replace with “after recalibrating the Housing Vancouver targets based on transparent data, as directed by Council in May 2020, and providing this information for neighbourhood-based planning and public consultation on reconsideration of”;

AND FURTHER THAT D be amended as follows:

- Strike the words “as an immediate Vancouver Plan Quick Start Action”;
- Strike the words “approve amendments to”, and replace with the phrase “pause accepting new proposals for”;
- Strike the phrase “as set out in Appendices D and E, as amended to exclude the proposed changes to affordability requirements and any changes to the rent increase permitted upon unit turnover, that will:” and insert with “to re-evaluate as to if the program justifies the scale of the projects, the amount of subsidies, the impacts on land value inflation, increasing area rents, and pressures on local amenities, and to report back to Council.”; and

- Strike bullet point, “Exclude eligibility in certain zones; and bullet point, “Extend the opportunity for staff to consider new proposals until January 31, 2022, to enable up to 20 total rezoning applications.”

lost

Prior to the vote on the amendment, the Committee agreed to separate the components of the motion. The amendment was put with B having LOST (Vote No. 07549) with Councillors Bligh, Boyle, Carr, Fry, Swanson, Wiebe, and Mayor Stewart opposed, and Councillor De Genova absent for the vote, C having LOST (Vote No. 07550) with Councillors Bligh, Boyle, Carr, De Genova, Dominato, Fry, Kirby-Yung, Swanson, Wiebe, and Mayor Stewart opposed, and D having LOST (Vote No. 07551) with Councillors Bligh, Boyle, Carr, De Genova, Dominato, Fry, Kirby-Yung, Swanson, Wiebe, and Mayor Stewart opposed.

AMENDMENT MOVED by Councillor Kirby-Yung

THAT D be amended by inserting the phrase “as well as amending so that initial rental rates for below market units that were previously based on 2017 rates be increased the allowed Provincial amount each year to time of project completion,” before the words “that will:”.

CARRIED (Vote No. 07552)
(Councillors De Genova, Hardwick, and Swanson opposed)

REFERRAL MOVED by Councillor Dominato

THAT Council refer Recommendation D of the Report dated July 21, 2021, entitled “Vancouver Plan Update and Quick Start Actions”, back to staff for further policy work and considerations, and that they report back on this work in Q4 of 2021.

LOST (Vote No. 07553)
(Councillors Bligh, Boyle, Carr, Swanson, Kirby-Yung, Wiebe, and Mayor Stewart opposed)

Prior to the vote on the amended motion, the Committee agreed to separate the components of the motion. The amended motion was put with A having CARRIED (Vote No. 07554) with Councillor De Genova in opposition, B having CARRIED UNANIMOUSLY (Vote No. 07561), C having CARRIED (Vote No. 07556) with Councillor Hardwick opposed, D and the first bullet point of D having CARRIED (Vote No. 07558) with Councillors De Genova, Dominato, and Hardwick opposed, and Councillor Swanson abstained from the vote, the second bullet point of D having CARRIED (Vote No. 07559) with Councillors De Genova and Hardwick opposed, and E having CARRIED UNANIMOUSLY (Vote No. 7560).

FINAL MOTION AS APPROVED

- A. THAT Council receive for information the Vancouver Plan Phase 2 Engagement Summary, as attached in Appendix A of the Report dated July 21, 2021, entitled “Vancouver Plan Update and Quick Start Actions”.
- B. THAT Council endorse the updated scope of work and engagement strategy for the remainder of the Vancouver Plan process.

- C. THAT, as Vancouver Plan Quick Start Actions, Council direct staff to report back with proposed by-law amendments for consideration of referral to public hearing in Q4 of 2021, the following:
- Streamlining Rental Initiative as set out in Appendix B of the Report dated July 21, 2021, entitled “Vancouver Plan Update and Quick Start Actions”; and
 - Downtown Eastside Policy Updates to Increase Social Housing Initiative as set out in Appendix C of the above-noted report.
- D. THAT, as an immediate Vancouver Plan Quick Start Action, Council approve amendments to the Moderate Income Rental Housing Pilot Program (MIRHPP), as set out in Appendices D and E of the Report dated July 21, 2021, entitled “Vancouver Plan Update and Quick Start Actions”, as amended to exclude the proposed changes to affordability requirements and any changes to the rent increase permitted upon unit turnover, as well as amending so that initial rental rates for below market units that were previously based on 2017 rates be increased to the allowed Provincial amount each year to time of project completion, that will:
- Exclude eligibility in certain zones; and
 - Extend the opportunity for staff to consider new proposals until January 31, 2022, to enable up to 20 total rezoning applications.
- E. THAT Council receive for information the status updates on the Vancouver Plan Quick Start Actions related to the Employment Lands and Economy Review, as set out in Appendices F, G and H of the Report dated July 21, 2021, entitled “Vancouver Plan Update and Quick Start Actions”.

**2. Proposed Amendment to Subdivision By-law 5208 – Reclassification of 585 East 52nd Avenue
June 22, 2021**

THAT the Committee recommend to Council

THAT Council approve the application to reclassify the property at 585 East 52nd Avenue, from Category D to Category A of Schedule A, Table 1, of Subdivision By-law No. 5208;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law to amend the Subdivision By-law implementing the required change.

ADOPTED ON CONSENT (Vote No. 07544)

**3. Issues Report: Consideration of Rezoning Proposal at 1477 West Broadway
(South Granville Station)
June 28, 2021**

John Grottenberg, Lead Planner – Broadway Plan, Planning, Urban Design and Sustainability, provided a presentation and along with staff from Planning, Urban Design and Sustainability and Engineering Services, responded to questions.

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At 4:48 pm, before asking questions to staff, it was

MOVED by Councillor Hardwick

THAT the Committee suspend the rules of the Procedure By-law in order to hear from speakers before asking questions to staff.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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The Committee heard from four speakers in opposition, and one speaker who expressed concerns with various aspects related to the report recommendations.

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During the hearing of speakers, it was

MOVED by Councillor Dominato

THAT the Committee extend the meeting past 5 pm in order to complete hearing from speakers on item 3.

*CARRIED AND
BY THE REQUIRED MAJORITY
(Councillor Hardwick opposed)
(Councillor De Genova and Mayor Stewart absent for the vote)*

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The Committee recessed at 5:10 pm and reconvened at 6:15 pm.

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*MOVED by Councillor De Genova
THAT the Committee recommend to Council*

- A. THAT Council instructs the General Manager of Planning, Urban Design and Sustainability to consider a rezoning application by PCI Developments LP on behalf of 1489 West Broadway Nominee Corp., the registered owner of the land located at 1477 West Broadway (*PID: 031-075-185, Lot 1 Block 331 District Lot 526 Group 1 New Westminster District Plan EPP98876*) within the Broadway Plan study area, which proposes a mixed-use office, retail and rental housing building at a height and density above what is permitted in the C-3A District Schedule and associated Guidelines, as an exception to the Broadway Plan Interim Rezoning Policy.
- B. THAT A above will in no way fetter Council's discretion in considering any rezoning applications for the subject site 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.

CARRIED (Vote No. 07562)
(Councillors Bligh, Hardwick, and Kirby-Yung opposed)

**4. Front-ender Agreements
July 6, 2021**

THAT the Committee recommend to Council

THAT Council authorize the Director of Legal Services to execute an Utilities Development Cost Levy Front-Ender Agreement (the "Agreement") with Pennyfarthing Properties Ash St. North Ltd. to an upset limit of \$811,200 (including all applicable taxes), as generally described in the Report dated July 6, 2021, entitled "Front-ender Agreements"; and

FURTHER THAT Council authorize the funds to be paid out of the Utilities Development Cost Levy reserve fund over a period of 10 years in accordance with the Agreement.

ADOPTED ON CONSENT (Vote No. 07545)

**5. Contract Award for the Provision of Parking Meter Equipment
April 6, 2021**

Alexander Ralph, Director, Supply Chain Management and Chief Procurement Officer, and Cathy Palmer, Branch Manager, Parking Operations and Enforcement Branch, Engineering Services responded to questions.

MOVED by Councillor Dominato
THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate a contract for the provision of parking meter equipment with Precise ParkLink Inc. for a term of five (5) years, with the option to extend for four (4) additional one (1) year terms, for an estimated contract value of approximately \$10,000,000 plus applicable taxes

over the initial five-year term, which will be funded through the City's capital and operating budgets.

- B. THAT the Director of Legal Services, Chief Procurement Officer and the General Manager of Engineering Services be authorized to execute on behalf of the City the contract contemplated in A above.
- C. THAT no legal rights or obligations will be created by Council's adoption of A and B above unless and until the contract is executed by the authorized signatories of the City as set out in those Recommendations.

CARRIED (Vote No. 07563)
(Councillors Dominato, Hardwick, and Wiebe opposed)
(Councillor Fry abstained for the vote)

6. Supporting Community-Led Public Safety in Mount Pleasant (Member's Motion B.2)

At the Council meeting on July 20, 2021, Council referred the following motion to the Standing Committee on City Finance and Services meeting on July 21, 2021, in order to hear from speakers, followed by debate and decision.

On July 21, 2021, the Committee heard from two speakers in support, and 10 speakers in opposition to the motion.

On July 21, 2021, at 8:01 pm, Councillor Bligh relinquished the Chair to Vice-Chair Fry, in order to participate in debate on item 6, and resumed the Chair once done.

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

WHEREAS

1. The City of Vancouver has been committed to supporting Community Policing Centres in neighbourhoods across Vancouver. The ideals of community policing hold that communities are best served through place-based approaches tailored to the unique needs of a neighbourhood;
2. Currently there are 11 Community Policing Centres (CPC's) in the city. They hold a unique position among crime prevention initiatives in North America, through partnership between the community and its police force. Unlike their counterparts in other cities, these centres are not satellite police stations -- they are independent not-for-profit societies that are actually operated, staffed, and governed by volunteer members of the community;
3. Community policing leverages the local knowledge and engagement of the people who live, work and play there. Local residents work together to create crime prevention programs and overall community engagement initiatives to address health and safety concerns in their own neighbourhoods. These offices have a unique position in aiding members of the community seeking help, or

- connecting them with the various service providers in the area. These services might be food, shelter, medical or mental health assistance as well as other services;
4. CPC's are located in Chinatown, Collingwood, Grandview-Woodland, Granville Downtown South, Hastings-Sunrise, Kerrisdale, Oakridge & Marpole, Kitsilano-Fairview, South Vancouver, Strathcona and West End-Coal Harbour. There is also a dedicated Aboriginal CPC on Franklin Street;
 5. The Mount Pleasant BIA (MPBIA) has identified that the Mount Pleasant neighbourhood intersects with three separate CPCs, and feels it cannot be appropriately serviced by these CPCs due to the rapid and ongoing growth of Mount Pleasant, and the expansive area the existing CPCs currently have to cover;
 6. The area's population increased by a significant 25% between 2011- 2016 according to the 2016 Census; substantially faster than all other neighbourhoods in the city, with no signs of slowing down. Mount Pleasant is already under pressure from development and with the upcoming Broadway Line expansion, densification will only increase;
 7. The MPBIA has identified the opportunity to establish a new Community Policing Centre to serve the community, and is working with support of other local stakeholders like the Crisis Intervention and Suicide Prevention Centre of BC, Mount Pleasant Neighbourhood House and Coast Mental Health to bring the initiative to fruition. Other groups who have expressed support for a dedicated CPC include: the Mount Pleasant Community Centre Association, Mount Pleasant Family Centre Society, local residents, local businesses from restaurants to services, churches and arts groups. This network is working toward establishing a not-for-profit governing society and forming an independent Board of Directors. It is the intent that the Board represent the diversity of people who call Mount Pleasant home, as well as the area's diverse stakeholders. Once the Board is established, staff will be hired and a location that is central to the service area will be secured;
 8. The MPBIA conducted a community safety survey about the proposed CPC initiative, providing information on it to its members and residents, that indicated strong support for the establishment of an area specific CPC, depicted growing concerns about safety, and affirmed the desire for a service that encourages community engagement and support, and will aid in connecting people to health, community and social services; and
 9. The proposed contemplated service area for the new Mount Pleasant CPC would center at the Main and Broadway corridor, extending from Cambie Street to Clark Drive, 16th to Great Northern Way, and would encompass Olympic Village to the waterfront. The area supported would be what the City of Vancouver deems the Mount Pleasant neighbourhood.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council supports the creation of a new Community Policing Centre for the Mount Pleasant neighbourhood.
- B. THAT Council direct staff to include consideration for funding support for a new Mount Pleasant Community Policing Centre in the 2022 draft operating budget and bring that forth as part of the 2022 budget presentation.

amended

AMENDMENT MOVED by Councillor Bligh

THAT the following be added as C:

THAT Council affirm its support and shared interest with VPD in the Community Policing model and ask the Mayor, as Chair of the Police Board, and staff to work with Vancouver Police Board and staff to report back on options, within the existing budget framework, to expand on the Community Policing program in general, including options to enhance community-based safety strategies as alternatives to traditional police engagement.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Swanson

THAT C be amended as follows:

- Strike the phrase “Council affirm its support and shared interest with VPD in the Community Policing model and”;
- Strike the phrase “the Mayor, as Chair of the Police Board, and”;
- Strike the phrase “work with Vancouver Police Board and staff to”;
- Strike the phrase “on the Community Policing program in general, including options to enhance”.

LOST (Vote No. 07564)

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

The amendment to the amendment having lost, the amendment was put and CARRIED (Vote No. 07565) with Councillors Boyle, De Genova and Swanson opposed.

AMENDMENT MOVED by Councillor Boyle

THAT A be amended as follows:

- Insert the phrase “or an alternative model based on community-led responses to public safety,” before the words “for the Mount Pleasant neighbourhood”; and
- Insert the phrase “, and ask staff to explore and report back with more information on options and funding mechanisms.” after the words “for the Mount Pleasant neighbourhood”.

FURTHER THAT all of B be struck.

Prior to the vote on the amendment, the Committee agreed to separate the components of the amendment. The amendment was put with A having CARRIED (Vote No. 07566) with Councillors Bligh, De Genova, Dominato, Hardwick, and Kirby-Yung opposed, and B having LOST (Vote No. 07567) with Councillors Bligh, De Genova, Dominato, Hardwick, Kirby-Yung, and Wiebe opposed.

AMENDMENT MOVED by Councillor Kirby-Yung

THAT the following be added as D:

THAT Council request the Mayor to write to the Vancouver Police Board to apprise them of the motion and also request their consideration for support for a Mount Pleasant CPC in their upcoming budget submission.

CARRIED (Vote No. 07568)
(Councillors Boyle, Carr, De Genova, and Swanson opposed)

Prior to the vote on the amended motion, the Committee agreed to separate the components of the motion. The motion was put with A having CARRIED (Vote No. 07569) with Councillor De Genova opposed, B having CARRIED (Vote No. 07570) with Councillors Boyle, De Genova, Fry, Swanson, and Mayor Stewart opposed, C having CARRIED (Vote No. 07571) with Councillors Boyle, De Genova, and Swanson opposed, and D having CARRIED (Vote No. 07572) with Councillors Boyle, Carr, De Genova, and Swanson opposed.

FINAL MOTION AS AMENDED

WHEREAS

1. The City of Vancouver has been committed to supporting Community Policing Centres in neighbourhoods across Vancouver. The ideals of community policing hold that communities are best served through place-based approaches tailored to the unique needs of a neighbourhood;
2. Currently there are 11 Community Policing Centres (CPC's) in the city. They hold a unique position among crime prevention initiatives in North America, through partnership between the community and its police force. Unlike their counterparts in other cities, these centres are not satellite police stations -- they are independent not-for-profit societies that are actually operated, staffed, and governed by volunteer members of the community;
3. Community policing leverages the local knowledge and engagement of the people who live, work and play there. Local residents work together to create crime prevention programs and overall community engagement initiatives to address health and safety concerns in their own neighbourhoods. These offices have a unique position in aiding members of the community seeking help, or connecting them with the various service providers in the area. These services might be food, shelter, medical or mental health assistance as well as other services;

4. CPC's are located in Chinatown, Collingwood, Grandview-Woodland, Granville Downtown South, Hastings-Sunrise, Kerrisdale, Oakridge & Marpole, Kitsilano-Fairview, South Vancouver, Strathcona and West End-Coal Harbour. There is also a dedicated Aboriginal CPC on Franklin Street;
5. The Mount Pleasant BIA (MPBIA) has identified that the Mount Pleasant neighbourhood intersects with three separate CPCs, and feels it cannot be appropriately serviced by these CPCs due to the rapid and ongoing growth of Mount Pleasant, and the expansive area the existing CPCs currently have to cover;
6. The area's population increased by a significant 25% between 2011- 2016 according to the 2016 Census; substantially faster than all other neighbourhoods in the city, with no signs of slowing down. Mount Pleasant is already under pressure from development and with the upcoming Broadway Line expansion, densification will only increase;
7. The MPBIA has identified the opportunity to establish a new Community Policing Centre to serve the community, and is working with support of other local stakeholders like the Crisis Intervention and Suicide Prevention Centre of BC, Mount Pleasant Neighbourhood House and Coast Mental Health to bring the initiative to fruition. Other groups who have expressed support for a dedicated CPC include: the Mount Pleasant Community Centre Association, Mount Pleasant Family Centre Society, local residents, local businesses from restaurants to services, churches and arts groups. This network is working toward establishing a not-for-profit governing society and forming an independent Board of Directors. It is the intent that the Board represent the diversity of people who call Mount Pleasant home, as well as the area's diverse stakeholders. Once the Board is established, staff will be hired and a location that is central to the service area will be secured;
8. The MPBIA conducted a community safety survey about the proposed CPC initiative, providing information on it to its members and residents, that indicated strong support for the establishment of an area specific CPC, depicted growing concerns about safety, and affirmed the desire for a service that encourages community engagement and support, and will aid in connecting people to health, community and social services;
9. The proposed contemplated service area for the new Mount Pleasant CPC would center at the Main and Broadway corridor, extending from Cambie Street to Clark Drive, 16th to Great Northern Way, and would encompass Olympic Village to the waterfront. The area supported would be what the City of Vancouver deems the Mount Pleasant neighbourhood.

THEREFORE BE IT RESOLVED

- A. THAT Vancouver City Council supports the creation of a new Community Policing Centre, or an alternative model based on community-led responses to public safety, for the Mount Pleasant neighbourhood, and ask staff to explore and report back with more information on options and funding mechanisms.

- B. THAT Council direct staff to include consideration for funding support for a new Mount Pleasant Community Policing Centre in the 2022 draft operating budget and bring that forth as part of the 2022 budget presentation.
- C. THAT Council affirm its support and shared interest with Vancouver Police Department in the Community Policing model and ask the Mayor, as Chair of the Police Board, and staff to work with Vancouver Police Board and staff to report back on options, within the existing budget framework, to expand on the Community Policing program in general, including options to enhance community-based safety strategies as alternatives to traditional police engagement.
- D. THAT Council request the Mayor to write to the Vancouver Police Board to apprise them of the motion and request their consideration for support for a Mount Pleasant CPC in their upcoming budget submission.

7. Considering Youth Housing Needs within the City's Housing Strategy (Member's Motion B.3)

At the Council meeting on July 20, 2021, Council referred the following motion to the Standing Committee on City Finance and Services meeting on July 21, 2021, in order to hear from speakers, followed by debate and decision.

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At 9:42 pm, before hearing from speakers, it was

MOVED by Councillor De Genova

THAT the Committee extend the meeting past 10 pm in order to complete hearing from speakers on item 7 and recess until July 22, 2021, in order to deal with remaining items.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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On July 21, 2021, the Committee heard from three speakers in support of the motion.

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The Committee recessed at 10:05 pm and reconvened on July 22, 2021 at 9:30 am.

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MOVED by Councillor Dominato

THAT the Committee recommend to Council

WHEREAS

1. The *Housing Vancouver Strategy* sets out to address street homelessness and enable more affordable housing choices, ensuring a diverse and vibrant city;
2. The City of Vancouver Housing Strategy embodies policies and various directions to staff relating to the needs of specific population groups within the city. For example, policies that enable MIRHPPs where 20 percent of the housing is for a certain income range, social housing where 30 percent is at the HILs rate and the remainder at market housing rates, and supportive housing models that come forward at the will of various organizations per their specific area of interest and/or need;
3. BC Housing has identified six sub-populations of youth who are overrepresented in the larger homeless population. These six sub-populations of homeless youth would benefit from a range of housing models identified by BC Housing and youth-serving agencies;¹
4. According to the 2020 Homeless Count, youth made up 9% of all identified homeless residents in the City of Vancouver while 36 percent are/were in the care of the Province (MCFD) as a child or youth. This data shows that there are gaps in supports for youth aging out of care as well as gaps due to the on-going impacts of systemic racism;
5. Each year in Vancouver, approximately 100 youth age out of government care and/or youth agreements at the age of 19 years. For many youth in care, *aging out* comes with fear and anxiety as they try to figure out how they will meet their basic needs including housing, while losing services, support, and connections;
6. With reference to concerns relating to the issue of youth aging out of MCFD care who are at risk of homelessness, Mayor and Council received a letter on behalf of the TRRUST Collective (Transition in Resources, Relationships, and Understanding Support Together) in November 2020 regarding youth housing needs and challenges;²
7. Detailed engagement of former youth in care by TRRUST regarding their personal journeys reflects the benefits that come from supportive housing, but also highlights housing barriers owing to the cost of rent, unsafe housing, and stigma;

¹ Youth Subpopulations: LGBTQ2S+ Youth, Indigenous Youth, Youth Aging out of Care, Youth with High Acuity Mental Health Challenges, Youth in Active Substance Use, and Youth in Recovery from Substance Use. (<https://www.bchousing.org/research-centre/library/tools-for-developing-social-housing/BK-Summary-Vulnerable-Youth-Young-Adults-BC>)

² The TRRUST Collective (Transition in Resources, Relationships, and Understanding Support Together) is composed of over 60 organizations and 250 members, including non-profit organizations, government agencies, and young people with lived experience of government care (<https://www.mcs.bc.ca/trrust>). The common interest of all TRRUST members is to achieve system-wide improvements in the outcomes for youth transitioning out of government care in Vancouver, British Columbia.

8. The *Fostering Changes*' report, [Opportunities in Transition](#), notes that most young people aged 20 to 24 have low incomes and tend to rely on family for additional financial support. In fact, 60 percent of youth in this age range live in their parental homes. Youth aging out of care do not have that option and often lack the financial resources to meet basic needs, including difficulty finding housing in their community due to the Vancouver housing crisis, and often end up couch surfing or homeless and living on the street;
9. The Representative for Children and Youth's 2020 Report entitled [A Parent's Duty: Government's Obligation to Youth Transitioning into Adulthood](#), recommends the Province provide additional dedicated housing for youth aging out of care through a plan led by B.C. Housing to end youth homelessness, with particular attention to youth transitioning out of care;
10. While the *Housing Vancouver Strategy* acknowledges youth are at higher risk of homelessness, informal queries to City staff suggest that the City does not have any specific or defined youth housing targets in the City's housing strategy; and
11. There is an opportunity for Council and the City of Vancouver to define and adopt policies that could enable housing providers to respond to youth housing needs and create and/or otherwise set aside housing units appropriate and specific to youth needs.

THEREFORE BE IT RESOLVED THAT Council alert and advise staff – by way of this motion – of Council's interest in examining the question of youth housing needs, within the city's larger housing needs spectrum, and considering these needs as part of the City's policy and planning processes;

FURTHER THAT Council direct staff to keep Council apprised of specific opportunities and proposals for youth housing that could be enabled within the City's existing housing policy structures, including specific advice from staff regarding mechanisms to enable opportunities for housing providers to set aside units specific to youth, and direction to staff to include exploration of youth housing as part of future housing updates and reports to Council.

CARRIED UNANIMOUSLY (Vote No. 07574)
(Councillor Boyle and Mayor Stewart absent for the vote due to Civic Business)

8. Planning to Support Distributed Ambulance Services in the City of Vancouver (Member's Motion B.4)

At the Council meeting on July 20, 2021, Council referred the following motion to the Standing Committee on City Finance and Services meeting on July 21, 2021, in order to hear from speakers, followed by debate and decision. Subsequently, due to time constraints, the Committee reconvened on July 22, 2021 to continue its business.

On July 22, 2021, the Committee heard from one speaker in support of the motion.

MOVED by Councillor Fry
THAT the Committee recommend to Council

WHEREAS

1. Keeping Vancouverites safe during and after a fire, natural disaster, or other emergency, is a City priority. As the City's website reminds: everyone plays a role in making sure we all stay safe and secure. The City of Vancouver are responsible for Police and Fire Rescue Services;
2. The provincial BC Ambulance Services (BCAS) are a key part of Vancouver's healthcare and public safety system, providing emergency medical services, including pre-hospital treatment and ambulance transportation;
3. Vancouver Fire Rescue Services (VFRS) provide emergency paramedic response, but are not equipped for advanced life support or patient transport to hospital;
4. The BC Ambulance Service operate under the authority of BC Emergency Health Services (BCEHS) a department of Provincial Health Services Authority (PHSA), accountable to and a responsibility of the BC Ministry of Health;
5. BC Ambulance Paramedics and Emergency Dispatchers provide front line staffing support for BC Ambulance Services and in recent years have expressed concerns that in Vancouver and elsewhere in BC, services are stretched to maximum workload capacity which is leading to higher levels of burnout and stress related injuries for paramedics and longer wait times for patients;
6. Vancouver's expanding population and higher call volumes mean higher demand for ambulance services. The nationally accepted benchmark for response time in a metro area is 8:59 minutes, and requires well-resourced and appropriately distributed ambulance service stations that Vancouver is challenged to support;
7. In recent years due to management decisions and land economics, Vancouver has lost ambulance service stations including the Downtown/West End's 242 (Richards and Davie), South Van's 244 (57th and Cambie), Advanced Care at VGH, and stations at both Boundary and Hastings and Boundary and Vanness;
8. Distribution and location of the four remaining BC Ambulance Service Stations within the City of Vancouver (excluding Children's Hospital infant ambulance station) are all low-density leased properties in highly developable areas:
 - a. Station 248 (DTES) 731 East Cordova;
 - b. Station 245 (Kingsway) 1538 East King Edward;
 - c. Station 243 (Arbutus Ridge) 2940 Arbutus St; and
 - d. Station 261 (Mt Pleasant) 181 West 7th;
9. At current, ambulance services for large parts of South Vancouver are seconded to Burnaby and Richmond respectively. The entire downtown peninsula has one overworked ambulance station in the DTES that also serves NE Vancouver;

10. In their 2019 review of BCEHS and report “Access to Emergency Health Services,” the Office of the Attorney General of BC advised that the coordination of fire departments and emergency health services needs to be strengthened. As well, ambulance response times were taking too long and compromising patient outcomes;
11. Municipalities have a role to ensure ambulance service stations and their equitable distribution inform city planning and public benefit strategies. In Richmond, the new Fire Hall 3 / Ambulance Service Station 250 at 9680 Cambie is an example of a city-funded co-location, where purpose-built ambulance station is leased to BCEHS and additionally benefits increased coordination between fire and ambulance emergency services. Elsewhere, Revelstoke and West Vancouver are both looking at building workforce housing with ambulance service station co-location opportunities on city-owned land, leasing purpose built stations to BCEHS; and
12. The June 2021 heatwave saw catastrophic loss of life in Vancouver and across the region, highlighting a number of emergency response fragilities, including the ambulance system and need for a well-distributed and resourced service.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back on policy development options and financial impacts to support distributed ambulance services in City of Vancouver, including but not limited to:
 - a. Needs assessment that considers transportation networks, accessibility, and resilience of existing and future ambulance service stations, best practices and patient outcomes;
 - b. Advocacy and resources to support adding distributed ambulance service stations in Vancouver; and
 - c. Exploring opportunities to co-locate leased BCAS stations with new VFRS facilities; new hospital or clinical facilities; and/or other new developments.
- B. THAT the Mayor write a letter on behalf of council to the Premier and Minister of Health advocating for robust ambulance services for the City of Vancouver, sharing the city’s concerns and support for public safety and equitable distribution of ambulance service.

amended

AMENDMENT MOVED by Councillor Fry

THAT A be amended as follows:

- insert the words “(separate and independent)”, before the words “leased BCAS stations”;
- insert bullet point d. “Recognition that resources for BCEHS are the responsibility of the provincial government and not to be downloaded to the city, but equitable

access to high-quality social, community, and health services are a key long-term goal of Vancouver's Healthy City Strategy.”; and

- add “FURTHER THAT staff consult with Vancouver Fire and Rescue Services, Vancouver Fire Fighters (IAFF Local 18), British Columbia Emergency Health Services, and the Ambulance Paramedics of BC (CUPE 873) on policy development options.”.

CARRIED UNANIMOUSLY (Vote No. 07575)
(Mayor Stewart absent for the vote due to Civic Business)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 07576) with Mayor Stewart absent for the vote due to Civic Business.

Following the vote on the amended resolution, it was

AMENDMENT MOVED by Councillor Fry

THAT “WHEREAS” clause 3 be amended by striking the words “paramedic response” and replacing it with “first responder services”.

FURTHER THAT “WHEREAS” clause 10 be amended by striking the word “Attorney” and replacing it with “Auditor”.

CARRIED UNANIMOUSLY (Vote No. 07577)
(Mayor Stewart absent for the vote due to Civic Business)

FINAL MOTION AS AMENDED

WHEREAS

1. Keeping Vancouverites safe during and after a fire, natural disaster, or other emergency, is a City priority. As the City's website reminds: everyone plays a role in making sure we all stay safe and secure. The City of Vancouver are responsible for Police and Fire Rescue Services;
2. The provincial BC Ambulance Services (BCAS) are a key part of Vancouver's healthcare and public safety system, providing emergency medical services, including pre-hospital treatment and ambulance transportation;
3. Vancouver Fire Rescue Services (VFRS) provide emergency first responder services, but are not equipped for advanced life support or patient transport to hospital;
4. The BC Ambulance Service operate under the authority of BC Emergency Health Services (BCEHS) a department of Provincial Health Services Authority (PHSA), accountable to and a responsibility of the BC Ministry of Health;
5. BC Ambulance Paramedics and Emergency Dispatchers provide front line staffing support for BC Ambulance Services and in recent years have expressed concerns that in Vancouver and elsewhere in BC, services are stretched to

- maximum workload capacity which is leading to higher levels of burnout and stress related injuries for paramedics and longer wait times for patients;
6. Vancouver's expanding population and higher call volumes mean higher demand for ambulance services. The nationally accepted benchmark for response time in a metro area is 8:59 minutes, and requires well-resourced and appropriately distributed ambulance service stations that Vancouver is challenged to support;
 7. In recent years due to management decisions and land economics, Vancouver has lost ambulance service stations including the Downtown/West End's 242 (Richards and Davie), South Van's 244 (57th and Cambie), Advanced Care at VGH, and stations at both Boundary and Hastings and Boundary and Vanness;
 8. Distribution and location of the four remaining BC Ambulance Service Stations within the City of Vancouver (excluding Children's Hospital infant ambulance station) are all low-density leased properties in highly developable areas:
 - a. Station 248 (DTES) 731 East Cordova;
 - b. Station 245 (Kingsway) 1538 East King Edward;
 - c. Station 243 (Arbutus Ridge) 2940 Arbutus St; and
 - d. Station 261 (Mt Pleasant) 181 West 7th;
 9. At current, ambulance services for large parts of South Vancouver are seconded to Burnaby and Richmond respectively. The entire downtown peninsula has one overworked ambulance station in the DTES that also serves NE Vancouver;
 10. In their 2019 review of BCEHS and report "Access to Emergency Health Services," the Office of the Auditor General of BC advised that the coordination of fire departments and emergency health services needs to be strengthened. As well, ambulance response times were taking too long and compromising patient outcomes;
 11. Municipalities have a role to ensure ambulance service stations and their equitable distribution inform city planning and public benefit strategies. In Richmond, the new Fire Hall 3 / Ambulance Service Station 250 at 9680 Cambie is an example of a city-funded co-location, where purpose-built ambulance station is leased to BCEHS and additionally benefits increased coordination between fire and ambulance emergency services. Elsewhere, Revelstoke and West Vancouver are both looking at building workforce housing with ambulance service station co-location opportunities on city-owned land, leasing purpose built stations to BCEHS;
 12. The June 2021 heatwave saw catastrophic loss of life in Vancouver and across the region, highlighting a number of emergency response fragilities, including the ambulance system and need for a well-distributed and resourced service.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back on policy development options and financial impacts to support distributed ambulance services in City of Vancouver, including but not limited to:

- a. Needs assessment that considers transportation networks, accessibility, and resilience of existing and future ambulance service stations, best practices and patient outcomes;
- b. Advocacy and resources to support adding distributed ambulance service stations in Vancouver; and
- c. Exploring opportunities to co-locate (separate and independent) leased BCAS stations with new VFRS facilities; new hospital or clinical facilities; and/or other new developments;
- d. Recognition that resources for BCEHS are the responsibility of the provincial government and not to be downloaded to the city, but equitable access to high-quality social, community, and health services are a key long-term goal of Vancouver's Healthy City Strategy;

FURTHER THAT staff consult with Vancouver Fire and Rescue Services, Vancouver Fire Fighters (IAFF Local 18), British Columbia Emergency Health Services, and the Ambulance Paramedics of BC (CUPE 873) on policy development options.

- B. THAT the Mayor write a letter on behalf of Council to the Premier and Minister of Health advocating for robust ambulance services for the City of Vancouver, sharing the city's concerns and support for public safety and equitable distribution of ambulance service.

9. Planning for Extreme Heat and Air Quality Mitigation in Vancouver (Member's Motion B.5)

At the Council meeting on July 20, 2021, Council referred the following motion to the Standing Committee on City Finance and Services meeting on July 21, 2021, in order to hear from speakers, followed by debate and decision. Subsequently, due to time constraints, the Committee reconvened on July 22, 2021 to continue its business.

On July 22, 2021, the Committee heard from five speakers in support of the motion.

MOVED by Councillor Fry
THAT the Committee recommend to Council

WHEREAS

1. From June 25 to June 29, 2021, Vancouver and Southern British Columbia experienced an unprecedented and record-breaking "heat dome" that imposed significant health, safety, and operational impacts on the City, the region, and most vulnerable residents. Tragically, that same time period saw 486 sudden and unexpected deaths across the province, an increase of 195 per cent presumptively linked to the heat wave;
2. Year after year British Columbia and the Pacific Coast have experienced record-

setting wildfires and temperatures, which scientists predict will only become more common with climate change;

3. In January 2019, in response to the breakdown of the stable climate, Vancouver declared a climate emergency and recognized that climate change shocks and stresses put communities affected by systemic vulnerabilities and inequities at the greatest risk;
4. The Vancouver City Planning Commission was established in 1977 by by-law to advise City Council on planning and development issues in the City, and may report to Council on any proposal likely to have a significant effect on the future of the City;
5. In response to the recent extreme heat emergency, the Vancouver City Planning Commission have prepared following memo “Climate Emergency: Extreme Heat and Air Quality Mitigation” with direction to submit to council for consideration; and
6. In 2019, Council approved an update to the City’s Climate Change Adaptation Strategy, which sets out actions to reduce the impacts of climate change (extreme heat, wildfire smoke, flooding, etc.) on our community, particularly on vulnerable residents.

THEREFORE BE IT RESOLVED THAT Council receive the memo “Climate Emergency: Extreme Heat and Air Quality Mitigation”;

FURTHER THAT Council direct staff to report back on short term and long term strategies and recommendations for Planning for Extreme Heat and Air Quality Mitigation in Vancouver.

CARRIED UNANIMOUSLY (Vote No. 07578)
(Mayor Stewart absent for the vote due to Civic Business)

The Committee adjourned at 11:12 am.

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**COUNCIL MEETING MINUTES
STANDING COMMITTEE OF COUNCIL ON
CITY FINANCE AND SERVICES**

JULY 22, 2021

A meeting of the Council of the City of Vancouver was held on Thursday, July 22, 2021, at 11:12 am, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on City Finance and Services meeting, to consider the recommendations and actions of the Committee.

PRESENT: Councillor Christine Boyle, Deputy Mayor
Councillor Rebecca Bligh
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: Mayor Stewart - Leave of Absence – Civic Business from
9:30 am to 12 pm

CITY MANAGER'S OFFICE: Paul Mochrie, City Manager

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
David Yim, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
Wednesday, July 21, 2021 and Thursday, July 22, 2021

Council considered the report containing the recommendations and actions taken by the Standing Committee on City Finance and Services. Its items of business included:

1. Vancouver Plan Update and Quick Start Actions
2. Proposed Amendment to Subdivision By-law 5208 – Reclassification of 585 East 52nd Avenue
3. Issues Report: Consideration of Rezoning Proposal at 1477 West Broadway (South Granville Station)
4. Front-ender Agreements
5. Contract Award for the Provision of Parking Meter Equipment
6. Supporting Community-Led Public Safety in Mount Pleasant (Member's Motion B.2)
7. Considering Youth Housing Needs within the City's Housing Strategy (Member's Motion B.3)

8. Planning to Support Distributed Ambulance Services in the City of Vancouver (Member's Motion B.4)
9. Planning for Extreme Heat and Air Quality Mitigation in Vancouver (Member's Motion B.5)

Items 1 to 9

MOVED by Councillor De Genova
SECONDED by Councillor Wiebe

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meetings of July 21 and 22, 2021, as contained in items 1 to 9, be approved.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 11:14 am.

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