



COUNCIL MEETING MINUTES

MARCH 1, 2022

A Meeting of the Council of the City of Vancouver was held on Tuesday, March 1, 2022, at 9:30 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened by electronic means as authorized in Part 14 of the *Procedure By-law*.

PRESENT:

- Mayor Kennedy Stewart*
- Councillor Rebecca Bligh* (Leave of Absence – Civic Business – 10 am to 12 pm)
- Councillor Christine Boyle
- Councillor Adriane Carr
- Councillor Melissa De Genova* (Medical Leave – 3 pm onwards)
- 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: Katrina Leckovic, City Clerk
Terri Burke, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Mayor acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. 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.

ACKNOWLEDGEMENT – Situation in Ukraine

The Mayor said a few words about the ongoing situation in Ukraine and noted the City’s continued relationship with Odesa, its sister city, and the City of Vancouver’s support for the government and people of Ukraine. The Mayor acknowledged that City Hall and Burrard Bridge will be illuminated blue and yellow until March 2, and Ukrainian flags will be raised at 12th Avenue and Cambie Street for the next 3 weeks.

PROCLAMATION – International Women’s Day

The Mayor read the Proclamation and proclaimed March 8, 2022, as International Women’s Day in the City of Vancouver.

IN CAMERA MEETING

MOVED by Councillor De Genova
SECONDED by Councillor Wiebe

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:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;
- (b) personal information about an identifiable individual who is being considered for an award or honour, or who has offered to provide a gift to the city on condition of anonymity; and
- (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.
- (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 - **WITHDRAWN**

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

ADOPTION OF MINUTES

1. Special Council (Business Licence Hearing) – February 1, 2022

MOVED by Councillor Swanson
SECONDED by Councillor Wiebe

THAT the Minutes of the Special Council (Business Licence Hearing) meeting of February 1, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

2. Special Council (Court of Revision - BIA) – February 1, 2022

MOVED by Councillor Fry
SECONDED by Councillor De Genova

THAT the Minutes of the Special Council (Court of Revision - BIA) meeting of February 1, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

3. Special Council (Business Licence Hearing) – February 2, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Boyle

THAT the Minutes of the Special Council (Business Licence Hearing) meeting of February 2, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

4. Council – February 8, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT the Minutes of the Council meeting of February 8, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

5. Council (City Finance and Services) – February 9, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT the Minutes of the Council meeting following the Standing Committee on City Finance and Services meeting of February 9, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

6. Auditor General Committee – February 18, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Auditor General Committee meeting of February 18, 2022, be

approved.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

MATTERS ADOPTED ON CONSENT

MOVED by Councillor De Genova
SECONDED by Councillor Hardwick

THAT Council adopt Communication 1, Reports 3 through 7, and Referral Reports 1 through 3, and 6 through 8, on consent.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

COMMUNICATIONS

1. Changes to 2022 Council Meetings Schedule

THAT Council cancel the Council/Public Hearing Reserve on June 14, 2022, at 3 pm and replace with a Public Hearing, starting at 6 pm.

ADOPTED ON CONSENT
(Councillor Bligh absent for the vote)

REPORTS

1. 2022 Renter Services Grants February 14, 2022

Staff from Arts, Culture and Community Services, along with the City Manager, responded to questions.

Council heard from one speaker opposed to the recommendations.

MOVED by Councillor Wiebe
SECONDED by Councillor Carr

- A. THAT Council approve twelve (12) Renter Services Grants totalling \$500,000, including recommended conditions on the grants, to the Agencies listed in Column 1 of Appendix C of the Report dated February 14, 2022, entitled "2022 Renter Services Grants", in the amounts recommended for each Agency in Column 3 of Appendix C of the same report. Source of funding is the 2022 Affordable Housing Operating Budget (EHT 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 2022 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 C of the Report dated February 14, 2022, entitled "2022 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.

CARRIED UNANIMOUSLY AND A AND B
BY THE REQUIRED MAJORITY (Vote No. 08120)
(Councillor Bligh absent for the vote)

**2. 2022 Community Services and Other Social Grants
February 18, 2022**

Council heard from five speakers, two who spoke in support of the recommendations and three who spoke in opposition.

* * * * *

Prior to debate and decision, Councillor Wiebe rose and declared a conflict of interest on the item as he has a family member who sits on one of the boards that would be receiving a grant. He left the meeting at 10:47 am and returned after the item was dealt with, at 10:56 am.

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MOVED by Councillor Swanson
SECONDED by Councillor Fry

- A. THAT Council approve 67 Core Support Grants totalling \$2,530,942 from the 2022 Social Policy Grants Operating Budget, including recommended condition on the grant on page 10 of Appendix A-1 of the Report dated February 18, 2022, entitled "2022 Community Services and Other Social Grants", to the organizations listed in Column 1 of Appendix A-1 of the same report in the

amounts recommended for each organization in Column 2 of Appendix A-1 of the same report.

- B. THAT Council approve 23 bridge funding grants totalling \$277,200 from the 2022 Social Policy Grants Operating budget (\$127,200) and the Edgewater Social Responsibility Reserve (\$150,000) to support the transition of organizations to a spring 2022 Core Support Grants intake (see page 6). The organizations listed in Column 1 of Appendix B of the Report dated February 18, 2022, entitled "2022 Community Services and Other Social Grants", in the amounts recommended for each organization in Column 2 of Appendix B of the same report.
- C. THAT Council approve 26 Multi-year Funding Grants totalling \$5,046,312 from the 2022 Social Policy Grants Operating Budget (\$1,622,104), the 2022 Social Policy Grants Operating Budget – Childcare (\$60,000), the 2023 Social Policy Grants Operating budget (\$1,622,104), the 2023 Social Policy Grants Operating Budget – Childcare (\$60,000), the 2024 Social Policy Grants Operating Budget (\$1,622,104), and the 2024 Social Policy Grants Operating Budget – Childcare (\$60,000) to the organizations listed in Column 1 of Appendix C of the Report dated February 18, 2022, entitled "2022 Community Services and Other Social Grants" in the amounts recommended for each organization in Column 2 of Appendix C of the same report.
- D. THAT Council approve 11 Neighbourhood Organization Grants totalling \$1,092,511 from the 2022 Social Policy Grants Operating Budget, to the organizations listed in Column 1 of Appendix D of the Report dated February 18, 2022, entitled "2022 Community Services and Other Social Grants", in the amounts recommended for each organization in Column 2 of Appendix D of the same report.
- E. THAT Council approve five Indigenous Healing and Wellness Grants, totalling \$100,000 from the 2022 Social Policy Grants Operating Budget to the organizations listed in Column 1 of Appendix E of the Report dated February 18, 2022, entitled "2022 Community Services and Other Social Grants", in the amounts recommended for each organization in Column 2 of Appendix E of the same report.
- F. THAT Council approve one Missing and Murdered Indigenous Women and Girls (MMIWG) Grant totalling \$80,000 from the 2022 Social Policy Grants Operating Budget to Moccasin Mafia with Watari as the applicant for the delivery of an Indigenous led grass roots team of Indigenous women and Two-Spirit Peoples who provide food and support to Indigenous Peoples in Vancouver and especially in the DTES.
- G. THAT Council approve 13 Sustainable Food Systems Grants totalling \$101,316 from the 2022 Social Policy Grants Operating Budget to the organizations listed in Column 1 of Appendix F of the Report dated February 18, 2022, entitled "2022 Community Services and Other Social Grants", in the amounts recommended for each organization in Column 2 of Appendix F of the same report.

- H. THAT Council approve three Rent Subsidy Grants totalling \$94,400 from the 2022 Social Policy Grants Operating Budget to the organizations listed in Column 1 of Appendix G of the Report dated February 18, 2022, entitled “2022 Community Services and Other Social Grants”, in the amounts recommended for each organization in Column 2 of Appendix G of the same report.
- I. THAT Council approve one Grant totalling \$150,000 from the 2022 Social Policy Grants Operating Budget to Eastside Movement for Business and Economic Renewal Society (EMBERS) to operate a low barrier employment and income generation hub in the Downtown Eastside.
- J. THAT Council approve one Hastings Legacy Fund grant totalling \$20,000 from the Hastings Social Responsibility Reserve to Kiwassa Neighbourhood House for the delivery of a youth program.
- K. THAT Council authorize 46 Childcare Enhancement Grants totalling \$910,000 from the 2022 Social Policy Grants Operating Budget - Childcare, including recommended conditions on the grants on pages 2 and 4 of Appendix H-1 of the Report dated February 18, 2022, entitled “2022 Community Services and Other Social Grants”, to the organizations listed in Column 1 of Appendix H-1 of the same report in the amounts recommended for each organization in Column 3 of Appendix H-1 of the same report.
- L. THAT Council approve one Childcare Administration Grant of \$252,000 from the 2022 Social Policy Grants Operating Budget - Childcare to Westcoast Childcare Resource Centre Society outlined in Appendix I of the Report dated February 18, 2022, entitled “2022 Community Services and Other Social Grants”.
- M. THAT Council approve one Grant of \$150,000 from the 2022 Social Policy Grants Operating Budget to Streetohome Foundation for 2022.
- N. THAT Council approve three School Food Program Grants totalling \$238,563 from the 2022 Social Policy Grants Operating Budget to the organizations listed in Column 1 of Appendix J of the Report dated February 18, 2022, entitled “2022 Community Services and Other Social Grants”, in the amounts recommended for each organization in Column 2 of Appendix J of the same report.
- O. THAT Council approve seven Greenest City Grants totalling \$277,688 from the 2022 Other Grants - Greenest City Grants Budget to the organizations listed in Column 1 of Appendix K-1 of the Report dated February 18, 2022, entitled “2022 Community Services and Other Social Grants”, in the amounts recommended for each organization in Column 2 of Appendix K-1 of the same report.
- P. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deems any organization that is listed in Appendices A to E, G-H, K-L, N-O of the Report dated February 18, 2022, entitled “2022 Community Services and Other Social Grants”, or named in F, I, J and M above that is not a registered charity with the Canada Revenue organization 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 (GM of ACCS) to negotiate and execute agreements to disburse 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, including the condition, for the grants described in C above, that those portions of the grants that are to be made from the 2023 Social Policy Grants Operating Budget, the 2023 Social Policy Grants Operating Budget – Childcare, the 2024 Social Policy Grants Operating Budget, and the 2024 Social Policy Grants Operating Budget – Childcare will only be disbursed to the organizations listed in Column 1 of Appendix C of the Report dated February 18, 2022, entitled “2022 Community Services and Other Social Grants”, after Council approves the 2023 Operating Budget and the 2024 Operating Budget, respectively.
- R. THAT no legal rights or obligations will arise or be created by Council's adoption of A through Q above unless and until all legal documentation has been executed and delivered by the respective parties.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY (Vote No. 08121)
(Councillor Bligh absent for the vote)
(Councillor Wiebe absent for the vote due to conflict of interest)

**3. Community Housing Incentive Program Grants
February 10, 2022**

- A. THAT Council approve a grant of up to \$5.5 million to Brightside Community Homes Foundation (“Brightside”), a charity registered with the Canada Revenue Agency, to assist with the construction of Brightside’s proposed 146-unit social housing development at 2924 Venables Street [PID: 007-625-022, Lot 1 Block 2 North West 1/4 of Section 24 Town of Hastings Suburban Lands PLAN 15707] (the “Brightside Development”).

Source of funding for the grant is the approved multi-year capital project budget for the 2019-2022 Community Housing Incentive Program; expenditures will be managed within the current approved Annual Capital Expenditure Budget.

- B. THAT Council approve a grant of up to \$6.0 million to Soroptimist International of Vancouver (“SIV”), a charity registered with the Canada Revenue Agency and non-profit society, to assist with the construction of SIV’s proposed 135-unit social housing development at 546 W 13th Avenue [PID: 011-143-142 , Lot A of Lot 5 Block 440 District Lot 526 Plan 5484; PID: 011-143-151, Lot A of Lot 6 Block 440 District Lot 526 Plan 5484; PID: 011-143-185, Lot A of Lot 7 Block 440 District Lot 526 Plan 5484] (the “SIV Development” and together with the Brightside Development, the “Developments”).

Sources of funding for the grant are:

- \$4.4 million remaining in the approved multi-year capital project budget for the 2019-2022 Community Housing Incentive Program;
- A \$1.6 million increase to the multi-year capital project budget for the 2019-2022 Community Housing Incentive Program from Empty Home Tax Reserve funds to be added to the 2019-2022 Capital Plan.

Expenditures will be managed within the current approved Annual Capital Expenditure Budget.

- C. THAT the Grant Agreements disbursing the grants described in A and B above be on the terms generally outlined in the Report dated February 10, 2022, entitled "Community Housing Incentive Program Grants", and otherwise satisfactory to the City's General Manager Arts, Culture and Community Services and Director of Legal Services.
- D. THAT the General Manager of Arts, Culture and Community Services (or their designate) be authorized to execute the Grant Agreements, on behalf of the City.
- E. THAT no legal rights or obligations are created by the approval of A or B above unless and until the City and the grant recipients execute and deliver the Grant Agreements and the grant recipients confirm the funding and financing sources for the Brightside Development and the SIV Development to the satisfaction of the Directors of Finance and Legal Services.

ADOPTED ON CONSENT AND A AND B
BY THE REQUIRED MAJORITY (Vote No. 08127)
(Councillor Bligh absent for the vote)

**4. 2021 HIP Grant Recommendation for 510 West Hastings Street
January 7, 2022**

- A. THAT, subject to enactment of a heritage designation by-law for the structure, exterior building envelope, and exterior building materials of the Standard Building located at 510 West Hastings Street, as per the Referral Report RTS No. 14973, Council approve a Heritage Incentive Program grant of up to \$2,925,875 for the heritage rehabilitation and seismic upgrade of that building, as described in DP-2021-00941, the source of funding being the approved 2019 2022 multi-year capital budget for Heritage Incentive Program Grants.
- B. THAT Council authorize the City to enter into agreement with the owner of 510 West Hastings Street, to be registered in the Land Title Office as covenant under Section 219 of the Land Title Act, which agreement shall require the rehabilitation to be overseen by a qualified Heritage Consultant.

- C. THAT the agreement described in A and B above shall be prepared and registered to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Planning, Urban Design and Sustainability.

ADOPTED ON CONSENT AND A
BY THE REQUIRED MAJORITY (Vote No. 08128)
(Councillor Bligh absent for the vote)

**5. 2022 Property Taxation: Targeted Land Assessment Averaging
February 22, 2022**

- 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 2022.
- 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 2022 property class average change for Class 1 and for Classes 5 and 6 be finalized upon publication of the 2022 *Revised Assessment Roll* in April 2022;

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 and 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 through 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 2022 *Average Assessment Roll* at an estimated cost of \$28,600 plus applicable taxes; source of funding to be the 2022 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.

ADOPTED ON CONSENT (Vote No. 08129)
(Councillor Bligh absent for the vote)

6. Local Improvement – Approval of Billing Rates for Projects Completed in 2021 January 31, 2022

- A. THAT Council approve the billing rates for Local Improvement projects completed in 2021 as set out in Appendix A of the Report dated January 31, 2022, entitled “Local Improvement – Approval of Billing Rates for Projects Completed in 2021”.
- B. THAT Council instruct the Director of Legal Services to prepare the debenture by-law(s), if necessary.

ADOPTED ON CONSENT (Vote No. 08130)
(Councillor Bligh absent for the vote)

7. Drinking Water Conservation By-law Amendments January 17, 2022

- A. THAT Council approve, in principle, amendments to the Drinking Water Conservation By-law (No. 12086) to reflect November 1, 2021 updates to the Metro Vancouver Drinking Water Conservation Plan;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A of the Report dated January 17, 2022, entitled “Drinking Water Conservation By-law Amendments”.

- B. THAT subject to Council approval of A above, Council approve, in principle, consequential amendments to the Ticket Offences By-law (No. 9360) and the By-law Notice Enforcement By-law (No. 10201);

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix B and

Appendix C of the Report dated January 17, 2022, entitled “Drinking Water Conservation By-law Amendments”, respectively.

ADOPTED ON CONSENT (Vote No. 08131)
(Councillor Bligh absent for the vote)

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At this point in the proceedings, Mayor Stewart left the meeting and Deputy Mayor Wiebe assumed the Chair.

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8. Inventory of Parks, their Status under the Vancouver Charter and Recommended Permanent Public Park Designations February 1, 2022

Staff from the City Manager’s Office provided a presentation, and along with staff from Legal Services and the Vancouver Board of Parks and Recreation, and the City Manager, responded to questions.

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During questions to staff, it was

*MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato*

THAT Council allow a second round of questions to staff.

*CARRIED UNANIMOUSLY
(Councillor Bligh and Mayor Stewart absent for the vote)*

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

- A. THAT Council receive for information the inventory of parks with validated records of designation pursuant to section 488(2) and (5) of the *Vancouver Charter* (attached as Appendix A of the Report dated February 1, 2022, entitled “Inventory of Parks, their Status under the Vancouver Charter and Recommended Permanent Public Park Designations”).
- B. THAT Council designate, pursuant to section 488(5)(a) of the *Vancouver Charter*, the following additional seven parks (see Appendix B of the Report dated February 1, 2022, entitled “Inventory of Parks, their Status under the *Vancouver*

Charter and Recommended Permanent Public Park Designations for maps and parcel identifiers) as permanent public parks:

1. Alice Townley Park – 1775 Woodland Drive
 2. Gaston Park – 3470 Crowley Drive
 3. Major Matthews Park – 2627 Manitoba Street
 4. McGill Park – 2305 McGill Street
 5. Park site on Trinity Street – 2303 Wall Street
 6. W.C. Shelly Park – 1500 East 8th Avenue
 7. Willow Park – 802 West 7th Avenue
- C. THAT Council determine that any existing parks, or land used as parks and which are actively maintained and cared for by the Board of Parks and Recreation, but which have not been granted status pursuant to section 488(2), (3) or (5) of the *Vancouver Charter* and are not governed under another agreement between the City and the Board of Parks and Recreation, shall be determined to be under the custody, care and management of the Board of Parks and Recreation for park related purposes in accordance with section 488(3) of the *Vancouver Charter*.

CARRIED UNANIMOUSLY (Vote No. 08122)
(Councillor Bligh and Mayor Stewart absent for the vote)

**9. Board of Variance By-law Update
February 14, 2022**

Staff from the City Clerk's Office and Legal Services responded to questions.

MOVED by Councillor Dominato
SECONDED by Councillor De Genova

- A. THAT Council approve, in principle, the proposed changes to the Board of Variance By-law generally as shown in Appendix A of the Report dated February 14, 2022, entitled "Board of Variance By-law Update" and described in the body of the same report.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Board of Variance By-law, generally as set out in Appendix A of the Report dated February 14, 2022, entitled "Board of Variance By-law Update".

carried

AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor De Genova

THAT A be amended by adding the following to the end:

“with the following change:

Council direct staff to retain the duties of the secretary as set out in the Board of Variance By-law (2.5 g), which includes preparation of an annual report to Council summarizing the issues heard by the board.”

CARRIED UNANIMOUSLY (Vote No. 08123)
(Councillor Bligh and Mayor Stewart absent for the vote)

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During debate on the motion as amended, it was

*MOVED by Councillor Carr
SECONDED by Councillor De Genova*

THAT the meeting extend past noon in order to complete agenda item Report 9.

*CARRIED UNANIMOUSLY
(Councillor Bligh and Mayor Stewart absent for the vote)*

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Following debate, Council agreed to separate the vote on the components of the motion. The first half of A (without the amended language) was put and CARRIED (Vote No. 08124) with Councillors De Genova and Hardwick opposed, the second part of A was put and CARRIED UNANIMOUSLY (Vote No. 08125), B was then put and CARRIED (Vote No. 08126) with Councillors De Genova and Hardwick opposed. Councillor Bligh and Mayor Stewart were absent for the votes.

FINAL MOTION AS APPROVED

- A. THAT Council approve, in principle, the proposed changes to the Board of Variance By-law generally as shown in Appendix A of the Report dated February 14, 2022, entitled “Board of Variance By-law Update” and described in the body of the same report with the following change:

Council direct staff to retain the duties of the secretary as set out in the Board of Variance By-law (2.5 g), which includes preparation of an annual report to Council summarizing the issues heard by the board.

- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Board of Variance By-law, generally as set out in Appendix A of the Report dated February 14, 2022, entitled "Board of Variance By-law Update".

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Council recessed at 12:02 pm and reconvened at 3:05 pm.

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REFERRAL REPORTS

**1. Rezoning: 5337-5387 Willow Street and 826 West 37th Avenue
February 15, 2022**

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Lистраor (Willow) Homes Ltd., the registered owner of the lands located at:

- 5337-5387 Willow Street [*Lots 15-17 Block 864 District Lot 526 Plan 8070; PIDs 010-285-245, 010-285-296 and 010-285-318 respectively*];
- 826 West 37th Avenue [*PID 010-285-326; Lot 18 Block 864 District Lot 526 Plan 8070*];

to rezone a consolidation of the properties from RS-1 (Single-detached Houses and Duplexes) District to RM-8A (Multiple Dwelling) District be approved in principle;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix A of the Referral Report dated February 15, 2022, entitled "Rezoning: 5337-5387 Willow Street and 826 West 37th Avenue", for consideration at the Public Hearing;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- 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 15, 2022, entitled “Rezoning: 5337-5387 Willow Street and 826 West 37th 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 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; 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. 08132)
(Councillor Bligh absent for the vote)

**2. CD-1 Rezoning: 6409-6461 Cambie Street and 505 West 49th Avenue
February 15, 2022**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT, the application by Esatto Architecture Ltd., on behalf of Gryphon 6128 Holdings Ltd., the registered owner of the lands located at 6409-6461 Cambie Street and 505 West 49th Avenue [*Lots 13 to 16 of Lot B, Block 1008 District Lot 526 Plan 10803; PIDs: 009-301-097, 009-301-127, 009-301-135 and 009-301-143, respectively*] to rezone the lands from RT-1 (Residential) District to CD-1

(Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.60 to 4.68 and the building height from 6.1 m (20 ft.) to 40.5 m (133 ft.), to permit a 10-storey mixed-use building, with 48 strata-titled residential units, commercial space, live-work space, and a 37-space childcare facility, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated February 15, 2022, entitled "CD-1 Rezoning: 6409-6461 Cambie Street and 505 West 49th Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Esatto Architecture Ltd., received June 24, 2021, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Referral Report dated February 15, 2022, entitled "CD-1 Rezoning: 6409_6461 Cambie Street and 505 West 49th Avenue", be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated February 15, 2022, entitled "CD-1 Rezoning: 6409-6461 Cambie Street and 505 West 49th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the 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; 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. 08133)
(Councillor Bligh absent for the vote)

**3. CD-1 Rezoning: 5-15 West 2nd Avenue and 1751 Ontario Street
February 15, 2022**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by MA + HG Architects on behalf of Mohinder Singh Sandhu, the registered owner of the land located at 5-15 West 2nd Avenue and 1751 Ontario Street [Lots 9 and 10, Block 9 District Lot 200A Plan 197; PIDs 015-531-341 and 015-531-350 respectively], to rezone the land from M-2 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the permitted maximum floor space ratio (FSR) from 5.00 to 7.91 and the maximum building height from 30.5 m (100 ft.) to 58.6 m (192 ft.) to permit the development of an 18-storey mixed-use building containing 122 secured rental housing units, of which 20% of the residential floor area will be secured as below-market rental units, and commercial space on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated February 15, 2022, entitled "CD-1 Rezoning: 5-15 West 2nd Avenue and 1751 Ontario Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by MA + HG Architects, received December 14, 2020, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated February 15,

2022, entitled “CD-1 Rezoning: 5-15 West 2nd Avenue and 1751 Ontario Street”, 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 approval of the CD-1 By-law, a consequential amendment to the Southeast False Creek Official Development Plan to increase the maximum floor area limit for non-residential uses, the maximum floor area in Area 2B and the total permitted floor area for Southeast False Creek, generally as set out in Appendix C of the Referral Report dated February 15, 2022, entitled “CD-1 Rezoning: 5-15 West 2nd Avenue and 1751 Ontario Street”, be approved.
- D. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Referral Report dated February 15, 2022, entitled “CD-1 Rezoning: 5-15 West 2nd Avenue and 1751 Ontario Street”, be approved.
- E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated February 15, 2022, entitled “CD-1 Rezoning: 5-15 West 2nd Avenue and 1751 Ontario Street”;

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

- F. THAT A through E 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. 08134)
(Councillor Bligh absent for the vote)

4. Amendment to the Regional Context Statement Official Development Plan By-law for 1325-1333 East Georgia Street February 15, 2022

Planning, Urban Design and Sustainability staff responded to questions.

MOVED by Councillor Carr
SECONDED by Councillor Boyle

THAT the application, described below, be referred to Public Hearing together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the condition set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary By-law, in accordance with the recommendation set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by the General Manager of Planning, Urban Design and Sustainability to bring forward a By-law to amend the Regional Context Statement Official Development Plan By-law, to change the designation of the lands located at:

- 1325 East Georgia Street [PID 015-642-984, Lot 12 Block 17 of Block B District Lot 182 Plan 186], and
- 1333 East Georgia Street [PID 015-642-976, Lot 11 Block 17 of Block B District Lot 182 Plan 186],

from Industrial to General Urban solely for the purpose of enabling Temporary Modular Housing in accordance with Section 11.34.3 of the Zoning and Development By-law, be approved in principle;

FURTHER THAT the draft amending By-law, prepared for Public Hearing in accordance with Appendix A of the Referral Report dated February 15, 2022, entitled "Amendment to the Regional Context Statement Official Development Plan By-law for 1325-1333 East Georgia Street", be approved in principle.

B. THAT, at least six (6) months prior to expiry of a development permit issued for Temporary Modular Housing on the lands identified in A above, the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Regional Context Statement Official Development Plan By-law to change back the land use designation from General Urban to Industrial with such designation to come into force and take effect upon the expiry of the development permit.

CARRIED UNANIMOUSLY (Vote No. 08139)
(Councillor De Genova and Mayor Stewart absent for the vote)

**5. CD-1 Rezoning: 1477 West Broadway
February 15, 2022**

Planning, Urban Design and Sustainability staff responded to questions.

MOVED by Councillor Dominato

SECONDED by Councillor Carr

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by PCI Developments LP ("PCI"), on behalf of 1489 West Broadway Nominee Corp., the registered owner of the lands located at 1477 West Broadway [PID 031-075-185; Lot 1 Block 331 District Lot 526 Group 1 New Westminster District Plan EPP98876], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit a 39-storey mixed-use building with a maximum floor space ratio (FSR) of 12.30 and building height of 124.0 m (407 ft.), be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated February 15, 2022, entitled "CD-1 Rezoning: 1477 West Broadway", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell Mackey Partnership, received August 12, 2021, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated February 15, 2022, entitled "CD-1 Rezoning: 1477 West Broadway", 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 approval of the CD-1 By-law, the application to amend the Sign

By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Referral Report dated February 15, 2022, entitled "CD-1 Rezoning: 1477 West Broadway", be approved.

- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C of the Referral Report dated February 15, 2022, entitled "CD-1 Rezoning: 1477 West Broadway";

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

- E. THAT A through D 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; 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

REFERRAL MOVED by Councillor Hardwick
SECONDED by Councillor Kirby-Yung

THAT Council refer the CD-1 Rezoning: 1477 West Broadway Referral Report back to staff until the Broadway Plan is complete.

LOST (Vote No. 08140)
(Councillors Boyle, Carr, Dominato, Fry and Wiebe opposed)
(Councillor De Genova and Mayor Stewart absent for the vote)

The referral having lost, the motion was put and CARRIED (Vote No. 08141), with Councillors Bligh, Hardwick and Kirby-Yung opposed and Councillor De Genova and Mayor Stewart absent for the vote.

**6. Regulating Self-Storage Uses in Industrial Districts
January 31, 2022**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the application as described below and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary Zoning and Development By-law amendments, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT Council approves, in principle, the application to amend Section 11 of the Zoning and Development By-law as described below, to remove Mini-Storage Warehouse as a permitted use:
- (i) on the first storey in the I and M Districts Schedules; and
 - (ii) near rapid transit stations in the I-1, I-2 and IC-2 District Schedules;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally as presented in Appendix A of the Referral Report dated January 31, 2022, entitled "Regulating Self-Storage Uses in Industrial Districts".

- B. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval the updated Mini-Storage Warehouse Guidelines, generally in accordance with Appendix B of the Referral Report dated January 31, 2022, entitled "Regulating Self-Storage Uses in Industrial Districts".
- C. THAT A through C 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.

ADOPTED ON CONSENT (Vote No. 08135)
(Councillor Bligh absent for the vote)

**7. CD-1 Rezoning: 2406-2484 Renfrew Street
February 15, 2022**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Studio One Architecture Inc., on behalf of 2406 Renfrew Development (BT) Ltd., the registered owners of the lands located at:

- 2406-2460 Renfrew Street [Lots 1 to 6 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314; PIDs 014-681-846, 012-148-091, 014-681-889, 014-681-901, 011-349-026, 014-681-935 respectively];
- 2484 Renfrew Street [Lots 7 to 8 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314, and Lot 9 Except (A) Part in Reference Plan 9803 and (B) Part in Explanatory Plan 9804, Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314; PIDs 013-728-334, 013-728-407, 013-728-679 respectively];

to rezone the lands from C-1 (Commercial) District and RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 4.10 and increase the building height from 10.7 m (35 ft.) to 48.6 m (159 ft.) to permit the development of a 14 storey mixed use building, and a maximum of 52.2 m (171 ft.) to accommodate a partial 15th floor rooftop amenity area, and a six-storey residential building containing a total of 180 secured rental housing units, of which 20% of the residential floor area will be secured as moderate income units, under the Moderate Income Rental Housing Pilot Program ("MIRHP Program"), be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated February 15, 2022, entitled "CD-1 Rezoning: 2406-2484 Renfrew Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Studio One Architecture Inc., received October 7, 2021, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the above-noted report.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B of the Referral Report dated February 15, 2022, entitled "CD-1 Rezoning: 2406-2484 Renfrew Street", 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 approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Referral Report dated February 15, 2022, entitled "CD-1 Rezoning: 2406-2484 Renfrew Street", be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C of the Referral Report dated February 15, 2022, entitled "CD-1 Rezoning: 2406-2484 Renfrew Street";

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

- E. 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 15, 2022, entitled "CD-1 Rezoning: 2406-2484 Renfrew 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 CD-1 By-law.

- F. THAT A through E 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. 08136)
(Councillor Bligh absent for the vote)

**8. Zoning and Development By-law Amendments to support the Patio Program for Businesses on Private Property
January 24, 2022**

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the application as described below and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary Zoning and Development By-law amendments, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT Council approves, in principle, the application to extend regulations to allow patios for businesses on private property with patio restrictions until October 31, 2022;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A of the Referral Report dated January 24, 2022, entitled "Zoning and Development By-law Amendments to support the Patio Program for Businesses on Private Property".

- B. THAT A 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.

ADOPTED ON CONSENT (Vote No. 08137)
(Councillor Bligh absent for the vote)

BY-LAWS

MOVED by Councillor Bligh
SECONDED by Councillor Kirby-Yung

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, 2, 10 and 11, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED
(Councillors Swanson and Hardwick opposed)
(Councillor De Genova and Mayor Stewart absent for the vote)

MOVED by Councillor Dominato
SECONDED by Councillor Bligh

THAT Council enact the by-law listed on the agenda for this meeting as number 7, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED
(Councillor Hardwick opposed)
(Councillor De Genova and Mayor Stewart absent for the vote)

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Carr

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 3 to 6 inclusive, 8, 9 and 12, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor De Genova and Mayor Stewart absent for the vote)

1. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RS-1 to RM-8A (197 West 26th Avenue) (By-law No. 13278)
(Councillor Bligh ineligible to vote)
2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RS-1 to RM-8A (756 West 26th Avenue) (By-law No. 13279)
(Councillors Bligh and Carr ineligible to vote)
3. A By-law to amend the Procedure By-law No. 12577 regarding standing at Council meetings (By-law No. 13280)
4. A By-law to amend the Board of Variance By-law No. 10200 regarding miscellaneous matters - WITHDRAWN
5. A By-law to enact a Housing Agreement for 1265-1281 Kingsway (By-law No. 13281)
6. A By-law to enact a Housing Agreement for 315 East 2nd Avenue (By-law No. 13282)

7. A By-law to enact a Housing Agreement for 728-796 Main Street (By-law No. 13283)
8. A By-law to amend Vehicles for Hire By-law No. 6066 regarding quadricycles (By-law No. 13284)
9. A By-law to amend Street and Traffic By-law No. 2849 regarding quadricycles (By-law No. 13285)
10. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2725-2751 Kingsway) (By-law No. 13286)
(Councillor Hardwick ineligible to vote)
11. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1535-1557 Grant Street) (By-law No. 13287)
(Councillors Bligh and Hardwick ineligible to vote)
12. A By-law to enact a Housing Agreement for 1303 Kings way and 3728 Clark Drive and repeal By-law No. 12638 (By-law No. 13288)

MOTIONS

A. Administrative Motions

1. Approval of Form of Development – 619-685 West Hastings Street

MOVED by Councillor Carr
SECONDED by Councillor Dominato

THAT the form of development for this portion of the site known as 619-685 W Hastings Street be approved generally as illustrated in the Development Application Number DP-2020-00763 & DP-2020-00811, prepared by Musson Cattell Mackey Partnership, and submitted electronically on January 24, 2022, 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
(Councillor De Genova and Mayor Stewart absent for the vote)

2. Approval of Form of Development – 1535-1557 Grant Street

MOVED by Councillor Dominato
SECONDED by Councillor Carr

THAT the form of development for this portion of the site known as 1535-1557 Grant Street be approved generally as illustrated in the Development Application Number DP-2020-00317, prepared by Stuart Howard Architects, and submitted electronically on November 25, 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
(Councillor De Genova and Mayor Stewart absent for the vote)

B. Council Members' Motions

1. Requests for Leaves of Absence

MOVED by Councillor Carr
SECONDED by Councillor Fry

THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on March 1, 2022, from 10 am to 12 pm, and 1:30 pm to 2:30 pm, and on March 2, 2022, from 10 am to 12 pm;

FURTHER THAT Mayor Stewart be granted a Leave of Absence for personal reasons from meetings on March 3, 2022, from 6 pm to 10 pm;

AND FURTHER THAT Councillor Boyle be granted a Leave of Absence for civic business from meetings on March 2, 2022, from 2:45 pm to 4 pm.

amended

AMENDMENT MOVED by Councillor Boyle
SECONDED by Councillor Dominato

THAT the AND FURTHER THAT clause be amended by deleting 4 pm and inserting 5 pm.

CARRIED UNANIMOUSLY
(Councillor De Genova and Mayor Stewart absent for the vote)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY with Councillor De Genova and Mayor Stewart absent for the vote.

2. Changes to March and April Business Licence Hearing Panels

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Carr

THAT Councillor Bligh replace Councillor Kirby-Yung at the Business Licence Hearing to be held March 9, 2022;

FURTHER THAT Councillor Kirby-Yung replace Councillor Bligh as Chair at the Business Licence Hearing to be held April 20, 2022.

CARRIED UNANIMOUSLY
(Councillor De Genova and Mayor Stewart absent for the vote)

3. Protecting BC Coasts From Acidic Washwater Dumping

MOVED by Councillor Fry
SECONDED by Councillor Carr

WHEREAS

1. In order to mitigate sulphur air pollution from burning heavy oil, the maritime shipping industry employs Exhaust Gas Cleaning Systems (scrubbers) which result in a washwater solution of concentrated acidic sulphates, metals, and other toxins. Cruise, cargo, and other vessel traffic in Canadian jurisdiction annually discharge tens of millions tonnes of this acidic washwater directly into BC's Coastal waters.
2. Globally, the issue of scrubber discharge ¹ is a growing concern. The International Council on Clean Transportation report of April 29, 2021 ² makes clear that scrubber effluent creates pollution that causes harm to the ocean, both locally and on an international scale. That same report found that Vancouver was the fourth most dumped upon port globally.
3. Ocean acidification is of major concern to coastal communities, particularly those coastal communities encouraging shellfish harvesting, aquaculture, tourism, and commercial and recreational fisheries. Worldwide, authorities have variously banned or are moving to limit the dumping of scrubber wash in coastal waters. On the Pacific Coast of North America, California and Washington ^{3,4} have implemented stricter protections, and on March 1, 2022 the Vancouver Fraser Port Authority ⁵ intend to introduce phase one (of three) of new exhaust gas cleaning systems wash water discharge requirements within its jurisdiction after conclusive findings showed negative effects on aqualife and concentrations of metals that exceeded thresholds.
4. Pacific Canada is one of the most diverse and productive marine environments in the world. The Province of British Columbia has recently committed ⁶ to develop a new coastal marine strategy – in cooperation with the federal government, Indigenous peoples, and coastal communities – to provide a blueprint for future stewardship, economic resilience and management of our coastal waters.
5. In January 2022, Vancouver City Council affirmed support for the Year of the Salish Sea and recognized that “the Salish Sea is witnessing devastating biodiversity loss, namely the risk of extinction of over 100 species of birds, fish, invertebrates, mammals, and key species including Salmon and the Southern

Resident Killer Whales.”⁷

THEREFORE BE IT RESOLVED

- A. THAT the following resolution be submitted to the LMLGA and UBCM for consideration at their respective policy conventions:

WHEREAS in order to mitigate sulphur air pollution from burning heavy oil, the maritime shipping industry employs exhaust gas cleaning systems (scrubbers) which result in a solution of concentrated acidic sulphates, metals, and other toxins. Cruise and cargo vessel traffic in Canadian jurisdiction annually discharge tens of millions tonnes of this acidic washwater directly into BC's Coastal waters;

AND WHEREAS ocean acidification is of major concern to coastal communities, particularly those coastal communities encouraging shellfish harvesting, aquaculture, tourism, and commercial and recreational fisheries. Worldwide, authorities have variously banned or are moving to limit the dumping of scrubber wash in coastal waters. On the Pacific Coast of North America, California and Washington have implemented stricter protections, and on March 1st, 2022 the Vancouver Fraser Port Authority will introduce phase one (of three) of new exhaust gas cleaning systems washwater discharge requirements in its jurisdiction after conclusive findings showed negative effects on aqualife and concentrations of metals that exceeded safe thresholds:

THEREFORE BE IT RESOLVED that UBCM request the BC government commit to advocate to the federal government on the issue of exhaust gas cleaning systems' acidic wastewater discharge, as part of a comprehensive BC Coastal Marine Strategy; pushing for stronger environmental protections, in line with thriving cruise and cargo waters of our US neighbours, to include preventative measures to stop scrubber dumping from ships and require cleaner fuels be used.

- B. THAT Council send a letter directly to the Minister of Transport, the honourable Omar Alghabra, asking Transport Canada to take action on dumping from vessels including exhaust gas cleaning systems effluent and washwater dumping as part of any plan to encourage growth and increase numbers of large vessels transiting through or coming to Canadian jurisdiction.
- C. THAT Council send a letter directly to the Vancouver Fraser Port Authority in support of their new exhaust gas cleaning systems washwater discharge requirements, and in encouragement of the Port's transition to greening the industry through shore power, rolling truck age program and further strengthened regulations to include all washwater discharge and eventually prohibiting the use of scrubbers.

* * * * *

BACKGROUND

1. International Council for the Exploration of the Sea Viewpoint on Scrubber Discharges and the dangers they pose to marine ecosystems, including plankton mortality: <https://www.ices.dk/news-and-events/news-archive/news/Pages/ViewpointSSDW.aspx> [ices.dk]
2. ICCT report: <https://theicct.org/publications/global-scrubber-discharges-Apr2021> [theicct.org]
3. Media coverage of Port of Seattle and Washington State Department of Ecology temporary pause on scrubber discharges: <https://shipandbunker.com/news/am/930278-washington-state-proposes-temporary-puget-sound-scrubber-discharge-ban> [shipandbunker.com]
4. Washington State decision that Scrubber Washwater does not meet water quality standards for acidity or metals: https://www.ezview.wa.gov/Portals/_1962/Documents/CruiseShip/2018%20Annual%20Meeting%20Presentation%20EGCS%204-2-19%20updated%20data.pdf [ezview.wa.gov]
5. <https://www.portvancouver.com/wp-content/uploads/2021/11/2021-11-24-Notice-of-Amendment-Port-Information-Guide.pdf>
6. Marine Plan Partnership for the North Pacific Coast (MaPP) <http://mappocean.org/>
7. Year of the Salish Sea: <https://council.vancouver.ca/20220125/documents/b8.pdf>

* * * * *

referred

REFERRAL MOVED by Councillor Hardwick
SECONDED by Councillor Carr

THAT the motion entitled "Protecting BC Coasts From Acidic Washwater Dumping" be referred to the Standing Committee on Policy and Strategic Priorities on March 2, 2022, in order to hear from speakers, debate and decision.

CARRIED UNANIMOUSLY
(Councillor De Genova and Mayor Stewart absent for the vote)

4. Assessing Vacant Lands to Support Housing For BC's Most Vulnerable

MOVED by Councillor Fry

SECONDED by Councillor Kirby-Yung

WHEREAS

1. Property taxes are calculated by applying a City-determined mill rate against a Province-determined assessment and land-use classification;
2. Owners of vacant land are incentivized to reduce their property taxes by changing temporary use and assessment, for example by adding a community garden to be re-classified as a (lower-taxed) Class 8 Recreational;
3. Properties assessed as Class 3 Supportive Housing integrate long-term housing units with on-site supports for persons who were previously homeless or persons who are at risk of homelessness; are subject to special valuation rules by the provincial government that reduce the assessed value of the property to a nominal amount; and have received funding from the government or a regional health board;¹
4. On February 9, 2022, Vancouver City Council approved the report Creating a Tiny Shelter Pilot Project.² The report identified that the target population for THV [Tiny Home Village] met the definition of Class 3 but would “depend on the availability of BC Housing or Vancouver Coastal Health Authority’s funding to the pilot project”; and
5. Tiny Home Villages have been successfully deployed on vacant lots in other jurisdictions as part of a strategy to shelter and triage homeless as a pathway to permanent housing and better access to health and services.³

THEREFORE BE IT RESOLVED THAT the following resolution be submitted to the 2022 LMLGA and UBCM for consideration at their respective policy conventions, with the three footnotes supplied as background:

WHEREAS sadly thousands of British Columbians are homeless, sleeping in shelters, tents, and encampments. Many jurisdictions in Canada and down the West Coast have successfully triaged their homelessness crises with temporary tiny shelter type villages, as a transition to more permanent housing;

AND WHEREAS BC Assessment classifies property according to its use, and local governments apply a mill rate to the respective classification to determine taxes. Owners of vacant land are incentivized to reduce their property taxes by changing temporary use and assessment, for example by adding a community garden to be re-classified as a Class 8 Recreational;

AND WHEREAS properties assessed as Class 3 Supportive Housing integrate long-term housing units with on-site supports for persons who were previously homeless or persons who are at risk of homelessness; are subject to special

valuation rules by the provincial government that reduce the assessed value of the property to a nominal amount; and have received funding from the government or a regional health board:

THEREFORE BE IT RESOLVED that UBCM request the BC government to work with local governments to develop and fund an incentive for more readily and rapidly repurposing vacant land as temporary Class 3 Supportive Housing, to support the creation of emergency or ad-hoc housing or shelter with on site supports as a short-term use, and including tiny homes, navigation centres, portables, and/or modular housing.

* * * * *

1. BC Assessment: classifying supportive housing property
<https://info.bcassessment.ca/Services-products/property-classes-and-exemptions/classifying-supportive-housing-property>
2. Vancouver City Council Standing Committee of City Finance and Service: Report – Creating a Tiny Shelter Project
<https://council.vancouver.ca/20220209/documents/cfsc3.pdf>
3. CNN These tiny homes in Los Angeles off the city’s homeless a new lease on life
<https://www.cnn.com/2021/09/26/us/homeless-tiny-home-villages-los-angeles/index.html>

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CARRIED UNANIMOUSLY (Vote No. 08145)
(Councillor De Genova and Mayor Stewart absent for the vote)

5. Training of BC Workers in Deep Energy Retrofits and Climate-Smart Construction

MOVED by Councillor Carr
SECONDED by Councillor Hardwick

WHEREAS

1. B.C. is facing both a climate emergency and a housing affordability crisis;
2. The most affordable housing is that which is already standing, the most affordable of which is aging and in need of climate-smart retrofits; and
3. Training workers in deep energy retrofits and construction of deeply affordable climate-smart housing, including installing solar panels, solar hot water systems and heat pumps would help alleviate the long wait-time for installations.

THEREFORE BE IT RESOLVED

- A. THAT the following motion be forwarded by the City of Vancouver for consideration by the Lower Mainland Local Government Association (LMLGA) at its May 6-8, 2022, Annual Conference.
- B. THAT the following motion be forwarded by the City of Vancouver for consideration by the Union of B.C. Municipalities at its September 21-25, 2022, Convention, if it is not forwarded by the LMLGA to the UBCM Convention.

MOTION: Increase B.C. Government Support for Worker Training in Energy Retrofits and Construction of Climate-Smart Buildings

WHEREAS B.C. is facing both a climate emergency and a housing affordability crisis. The most affordable housing is that which is already standing, the most affordable of which is aging and in need of climate-smart retrofits which retain embodied emissions, provide resilience in extreme weather and reduce GHGs. Training workers in deep energy retrofits and construction of deeply affordable climate-smart housing, including installing solar panels, solar hot water systems and heat pumps, would help alleviate currently long installation and construction wait-times and enable a faster pace of construction of climate-smart buildings and energy retrofits needed to achieve our climate emergency goals.

THEREFORE BE IT RESOLVED that UBCM urge the Government of B.C. to increase support and funding for trades training programs in deep energy retrofits, including installing solar panels, solar hot water systems and heat pumps, and training in the construction of climate-smart buildings including mass timber, Passive-House standard and pre-fabricated net-zero-energy wood-frame modular buildings.

CARRIED UNANIMOUSLY (Vote No. 08146)
(Councillor De Genova and Mayor Stewart absent for the vote)

6. Increasing Provincial Incentives for Installing Solar (PV) Panels and Solar Hot Water

MOVED by Councillor Carr
SECONDED by Councillor Kirby-Yung

WHEREAS

1. In 2021, rapidly changing climate brought a 'heat dome', 'polar vortex' and 'atmospheric river' to British Columbia, causing record high and low temperatures, floods and fires, and high winds all of which destroyed communities and highways and exposed the vulnerability of our infrastructure and long-distance electricity grid;
2. Scientists are now predicting much more rapid climate change, with increased likelihood and frequency of catastrophic weather events;

3. British Columbia's electricity grid not only faced record-breaking demand for energy in 2021 to cope with extreme weather, but also faces rapidly increasing demand as communities, businesses and citizens work to reduce GHGs to meet climate emergency targets by, for example, switching to electric vehicles, electric hot water heating, and installing heat pumps and EV charging;
4. Globally, the installation of solar (PV) panels and solar hot water systems is increasing rapidly as a measure to both mitigate and adapt to climate change. For example, to increase renewable energy supply, starting in 2023 California is requiring most new buildings to install solar panels. Also starting in 2023, Berlin is requiring solar panel (PV) installations for all new buildings and major renovations; and
5. B.C. Hydro's Five-Year Electrification Plan, released by the government in September of 2021, estimates that it has sufficient supply of clean electricity to 2030. The Plan includes measures to incentivize and achieve fuel switching from fossil fuels to clean hydro-electric energy through government rebates and financial incentives to switch to electric heat pumps and electric hot water heaters. But there are no incentives for solar (photovoltaic) panels and solar hot water systems that would increase the small-scale distributed supply of clean energy which would both help meet the increasing demand for electricity and greatly reduce energy costs for families and businesses.

THEREFORE BE IT RESOLVED

- A. THAT the following motion and supplementary memo be forwarded by the City of Vancouver for consideration by the Lower Mainland Local Government Association (LMLGA) at its May 4-6, 2022, Annual Conference.
- B. THAT the following motion and supplementary memo be forwarded by the City of Vancouver for consideration by the Union of B.C. Municipalities at its September 12-16, 2022, Convention, if it is not forwarded by the LMLGA to the UBCM Convention.

MOTION: Provincial Incentives for Solar (PV) Panels and Solar Hot Water

WHEREAS the Province's *CleanBC Roadmap to 2030* and B.C. Hydro's *Five-Year Electrification Plan*, both released in the fall of 2021, promote rebates to purchase electric heat pumps that incentivize British Columbians to switch from using fossil fuels to hydro-electricity to heat their homes and hot water, thus mitigating climate change by reducing GHGs. However, there are no equivalent incentives for home and building owners to increase their own supply of renewable energy or to reduce the demand for hydro-electricity, both of which will become increasingly important for climate resiliency as B.C. Hydro has estimated it has sufficient supply of electricity only until 2030;

AND WHEREAS rebates for home and building owners to install solar hot water systems and solar (photovoltaic) panels would increase the supply of clean

energy as well as reduce energy costs for families and businesses both of which increase climate resiliency:

THEREFORE BE IT RESOLVED that UBCM request that the Government of British Columbia pursue as quickly as possible adding financial incentives, including increased feed-in-tariffs, for home and building owners to install solar (photovoltaic) panels and solar-hot water systems;

AND BE IT FURTHER RESOLVED that UBCM request that the Government of B.C. modify the B.C. Building Code, and include in a future B.C. Existing Buildings Alterations Code, specifications, including design and placement standards, and load-bearing requirements, for solar (photovoltaic) panels and solar hot water systems.

* * * * *

SUPPLEMENTARY MEMO

In 2021, rapidly changing climate brought a ‘heat dome’, ‘polar vortex’ and ‘atmospheric river’ to British Columbia, causing record high and low temperatures, floods and fires, and high winds which destroyed communities and highways and exposed the vulnerability of our infrastructure and long-distance electricity grid.

Scientists are now predicting much more rapid climate change, with increased likelihood and frequency of catastrophic weather events.

British Columbia’s electricity grid not only faced record-breaking demand for energy in 2021 to cope with extreme weather, but also faces rapidly increasing demand as communities, businesses and citizens work to reduce GHGs to meet climate emergency targets by, for example, switching to electric vehicles, electric generators, electric hot water heating, and installing heat pumps and EV charging.

Globally, the installation of solar (PV) panels and solar hot water systems is increasing rapidly as a measure to both mitigate and adapt to climate change. For example, to increase renewable energy supply, starting in 2023, the city of Berlin is requiring solar panel (PV) installations for all new buildings and major renovations. In cooler temperate climates, solar hot water systems typically heat 60 to 80 percent of hot water used per year and the summer productivity of solar photovoltaic systems offset annual electricity costs.

B.C. Hydro’s Five-Year Electrification Plan, released by the government in September of 2021, estimates that it has sufficient supply of clean electricity to 2030. The Plan includes measures to incentivize and achieve fuel switching from fossil fuels to clean hydro-electric energy through government rebates and financial incentives to switch to electric heat pumps and electric hot water heaters. But there are no incentives for solar (photovoltaic) panels and solar hot water systems that would increase the small-scale distributed supply of clean energy which would

both help meet the increasing demand for electricity and greatly reduce energy costs for families and businesses.

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CARRIED UNANIMOUSLY (Vote No. 08147)
(Councillor De Genova and Mayor Stewart absent for the vote)

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At this point in the proceedings, Mayor Stewart returned to the meeting and assumed the Chair from Deputy Mayor Wiebe.

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7. The Unintended Consequences of Recent Policy Changes to DCL Waivers on Affordable Housing

Prior to the motion being seconded, Councillor Carr rose on a point of order to inquire if the motion was in order as the work was already being undertaken by staff and an update would be coming to Council in June. The Mayor ruled the motion in order.

MOVED by Councillor Hardwick
SECONDED by Councillor Dominato

WHEREAS

1. The Development Cost Levy (DCL) Waiver was implemented in City of Vancouver policy to incentivize secured market rental projects that include levels of affordability below market. In July 2018 Council approved the Utilities Development Cost Levy (UDCL) Waiver that came into effect in September 2018. Eligible projects that obtained a building permit before September 30, 2021, were granted extensions;
2. The Housing Vancouver Strategy includes the target of 20,000 new secured rental units over ten years (by 2027);
3. The 'Below Market Rental Housing Policy for Rezonings' was approved by Council on November 26, 2019, and states:

"After three years of monitoring, the City is not achieving the annual targets set out in Housing Vancouver for new secured rental housing affordable to households earning \$80,000 per year and below. Concurrently, Vancouver's purpose-built rental vacancy rate has been less than 1 percent since 2014 while the proportion of renter households in Vancouver continues to rise, resulting in more renters competing for a limited number of rental units."

4. Recent changes to the DCL bylaw eliminated previous waivers. Projects with applications submitted before September 30, 2020, were to be provided in-stream rate protection and the UDCL waiver, but only if they were granted a Building Permit by September 30, 2021;
5. Many projects in compliance with the Rental 100 policy received regulatory approval from Council before September 2020. Pro formas were calculated, including DCL waivers applicable at the time of application. Housing Agreements between the applicant and the City of Vancouver were negotiated conditional to DCL waivers;
6. A total of thirteen projects were eligible for in-stream rate protection if eligible for a building permit by the deadline of September 30, 2021. Staff have confirmed of the thirteen, four projects, each approved by Council for thirty-fifty units of secured market rental, were close to eligibility but did not meet the deadline;
7. Levels of affordability were secured with Housing Agreements for the thirteen projects in exchange for a DCL or UDCL waiver. Non-market rental units previously approved in Housing Agreements will no longer apply without the DCL waiver. The result will be market rental for all units in each of these projects; and
8. Without the DCL/UDCL waiver, some projects may not be viable and may be abandoned by applicants, affecting the overall overcomes of delivering secured-rental in the Housing Vancouver Strategy.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to explore and establish criteria and bring recommendations to Council with options to amend the DCL waiver to provide a mechanism to provide incentives, including but not limited to DCL waivers, that will protect the levels of affordability negotiated in the Rental 100 projects that Council approved, yet did not meet the deadlines for in-stream rate protection;

FURTHER THAT staff report back to Council with these recommendations before the end of April 2022.

- B. THAT Council direct staff to provide metrics on how the changes to the housing agreements in the absence of these waivers will affect the number and affordability of units projected in the Housing Vancouver Strategy.

referred

REFERRAL MOVED by Councillor Hardwick
SECONDED by Councillor Dominato

THAT the motion entitled "The Unintended Consequences of Recent Policy Changes to DCL Waivers on Affordable Housing" be referred to the Standing Committee on Policy

and Strategic Priorities on March 2, 2022, in order to hear from speakers, debate and decision.

CARRIED
(Councillors Swanson, Wiebe and Mayor Stewart opposed)
(Councillor De Genova absent for the vote)

8. Centering Community Facilities and Infrastructure in 2023-2026 Capital Plan

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

WHEREAS

1. The City of Vancouver Capital Plan is a four-year financial plan for investments in the City's infrastructure and amenities such as water and sewer pipes, roads, sidewalks, curb cuts, traffic signals and bikeways, community centres and recreational facilities, arts and culture spaces, parks and open spaces, fire halls, and libraries;
2. Vancouver's 2023-2026 Capital Plan is currently being developed and is slated for Council review and approval by July of this year;
3. Vancouver's population is expected to grow by approximately 70,000 people in the next 14 years and 188,000 in the next 39 years;
4. Vancouver has an existing infrastructure deficit that is significant and growing. It includes the need for new and upgraded public-serving community facilities, as well as utility upgrades and replacement of core City infrastructure that is at or nearing the end of its life;
5. Aging infrastructure in the City includes water and sewer pipes that date from 1886 to the early 1960s, as well as community centres and recreational facilities that were built between the 1940s and early 1980s;
6. There is also a need to address disparities between "have" and "have not" neighbourhoods with respect to community and public safety facilities such as community centres, ice rinks, and fire halls; ⁱ
7. There is also a growing demand from residents for improved streets and street safety infrastructure such as pedestrian signals and flashing beacons, bike routes, and lighting that support denser neighbourhoods and safely moving about without the use of a vehicle;
8. Community facilities and infrastructure are key to livability in an increasingly dense and unaffordable city. Vancouver's pace has fallen behind in renewing existing facilities and delivering new amenities to serve its current population let

alone a growing one. For example, it has taken decades to move forward with renewal of the Marpole Community Centre that was built in 1949;

9. Likewise, the Kerrisdale Arena which dates back to 1949 also needs attention, while at the same time the West End Plan amenities remain outstanding, the Hastings Community Centre renewal has been shelved, and newly-established and now populated neighbourhoods like the East Fraser Lands do not have a community centre at all;
10. Significantly, the Gastown Complete Street project to protect this historic neighbourhood and unlock its pedestrian potential has not been moved forward;
11. Recently, in response to a Council motion, staff have begun to quantify the downloading of costs by senior levels of government, including spheres of federal and/or provincial government jurisdictional responsibility such as housing and childcare where the City has stepped in to deliver those services to meet community needs;
12. Vancouver also experiences cost pressures and pressures on City operations due to the impacts of the homelessness and mental health and addictions crises. Without the requisite senior government support, these are rapidly eroding Vancouver's ability to deliver on civic and community facilities and infrastructure;
13. A recent staff report estimates the shortfall in senior government capital funding due to cuts and/or reductions in funding – or where funding has not kept pace with cost increases – to be in the order of ~\$230.1 million, with an ~\$158 million shortfall that largely pertains to affordable housing needs and an ~\$50 million shortfall in funding support for the City's Climate Emergency Response;
14. In response to COVID-19 related revenue shortfalls, staff sought and Council approved a reduction of ~\$254 million to the 2019-2022 Capital Plan, as well as an allocation of ~\$65 million of Emerging Priorities funding to support Council priorities on climate emergency response, equity, and resilience. This recalibration of the 2019-2022 Capital Plan was based on a comprehensive review of major programs/projects across all service areas. Projects that were determined could be de-scoped and/or deferred to future capital plans in whole or in part due to the recalibration were largely centred on core infrastructure such as:
 - the installation and/or refurbishment of curb ramps at intersections,
 - the installation of new traffic signals where none currently exist,
 - new street lighting,
 - the Gastown Complete Street project,
 - renewal and expansion of the West End community centre,
 - upgrading of existing sewer mains to meet growth-related demands,
 - and projects to ensure water system resilience among many others; ⁱⁱ

15. Community facilities and core infrastructure, in addition to being a core civic responsibility, are also climate infrastructure. During extreme weather events due to climate change, the city's community centres become cooling and warming centers and gathering spaces where the community comes together. Aging and unseparated sewer pipes can result in overflows and flooding due to extreme weather and degrade our environment;
16. The City's transportation infrastructure, which includes new sidewalks, curb cuts, and traffic lights, also plays a vital role in supporting climate resiliency. Being able to walk and ride safely in your neighbourhood gives people greener alternatives and supports health and livability;
17. On February 9, 2022, Council unanimously supported a motion to align Vancouver's 2023-2026 Capital Plan with increased climate emergency action. The motion directed staff to report back early in the 2023-2026 capital budget planning process with a list of potential capital projects, with associated costs, benefits and estimated GHG reductions, to achieve – among other things – the necessary reductions in the city's GHG emissions to reach, at minimum, the stated goal of 50% reductions in GHG emissions below 2007 levels by 2030;
18. An amendment to the February 9, 2022, motion added direction to staff to also report back with a list of potential capital projects intended to address Vancouver's combined sewer overflows as part of the City's commitment to accelerate action on overflow reduction using a "One Water" integrated approach, including associated costs and environmental benefits; and
19. Having renewed and new community facilities and core infrastructure is essential to residents' quality of life and helps to create equity and ensure climate resiliency. As Vancouver's population continues to grow, and the city's already aging infrastructure and amenities continue to degrade, the City needs to make sufficient, strategic investments to maintain livability and to enhance the sustainability and resilience of our city.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to report back early in the 2023-2026 capital budget planning process with a list of potential capital projects that centers community facilities and aging infrastructure to address the City's significant infrastructure deficit, including utility upgrades and core infrastructure at the end of its duty cycle which needs to be replaced.
- B. THAT the list of potential capital projects include community facilities such as the new East Fraser Lands Community Centre, the renewal and expansion of the West End Community Centre, streets initiatives like the Gastown Complete Street Project, new and improved sidewalks and walking paths, curb ramps at intersections, pedestrian signals and beacons, the installation of new traffic signals where none currently exist to address identified safety considerations, park, green spaces and natural area improvements, as well as priority fire hall renewals.

- C. THAT the report back includes a list of Vancouver’s community facilities and core infrastructure including their age, expected useful lifespan and current asset condition.

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ⁱ In developing the current 2019-2022 Capital Plan, a key consideration was to address the City’s growing portfolio of aging infrastructure and amenities in a financially sustainable and resilient manner;
<https://council.vancouver.ca/20200916/documents/cfsc1.pdf>

ⁱⁱ In July 2018, Council approved the 2019-2022 Capital Plan totalling \$2.8 billion, including \$2.2 billion of City-led capital investments and \$0.6 billion of in-kind contributions achieved through development.

* * * * *

referred

REFERRAL MOVED by Councillor Wiebe
SECONDED by Councillor Dominato

THAT the motion entitled “Centering Community Facilities and Infrastructure in 2023-2026 Capital Plan” be referred to the Standing Committee on Policy and Strategic Priorities on March 2, 2022, in order to hear from speakers, debate and decision.

CARRIED UNANIMOUSLY
(Councillor De Genova absent for the vote)

9. Expanding BC Manufacturing and Construction of Climate-Smart Made-in-BC Prefabricated Wood-Frame Housing

MOVED by Councillor Carr
SECONDED by Councillor Fry

WHEREAS

1. B.C. is facing both a climate emergency and a housing affordability crisis;
2. One of the most affordable and climate-smart forms of new built single-family and multi-family housing is pre-fabricated modular wood-frame housing which typically reduces construction time up to 50 percent, and overall costs of construction up to 25 percent;
3. Climate-smart modular and prefabricated buildings include solar-ready features, Passive House designs, built-in renewable energy, socially and ecologically sustainable materials, water harvesting and water reuse such as embedded rainwater harvesting, greywater and water reuse systems, innovative energy systems and super insulated envelopes; and

4. While the Government of B.C. has promoted climate-smart B.C. mass timber construction materials that can ideally replace GHG-intense concrete construction for buildings above 6 storeys, and has used wood-frame modular housing in B.C. Housing projects, it has not yet facilitated equally promoted a made-in-B.C. industry to produce Passive House standard, pre-fabricated wood-frame modular housing that can reduce the cost and increase the affordability of housing up to 6 storeys.

THEREFORE BE IT RESOLVED

- A. THAT the following motion be forwarded by the City of Vancouver for consideration by the Lower Mainland Local Government Association (LMLGA) at its May 4-6, 2022, Annual Conference.
- B. THAT the following motion be forwarded by the City of Vancouver for consideration by the Union of B.C. Municipalities at its September 12-16, 2022, Convention, if it is not forwarded by the LMLGA to the UBCM Convention.

MOTION: Expanding B.C. Use of Climate-Smart Prefabricated Wood-Frame Housing

WHEREAS B.C. is facing both a climate emergency and a housing affordability crisis and one of the most affordable forms of new built single-family and multi-family housing is pre-fabricated wood-frame housing, typically taking one-half the time to construct and costing one-third to one-half the cost of concrete construction;

AND WHEREAS B.C. is in the enviable position of having a supply of second-growth wood that could be utilized for a sustainable value-added industry in the manufacture of Passive House standard, wood-frame pre-fabricated modular housing:

THEREFORE BE IT RESOLVED that UBCM urge the Government of British Columbia to enable, support and promote the development of a zero-carbon standard, wood-frame modular housing manufacturing industry in B.C., including by modifying the B.C. Building Code and B.C. Step Code to enable quicker permitting and approval of prefabricated wood-frame housing and by encouraging B.C. Housing to utilize B.C.-produced prefabricated wood-frame housing wherever possible in its projects.

CARRIED UNANIMOUSLY (Vote No. 08149)
(Councillor De Genova absent for the vote)

10. A Regulatory Framework to Enable Innovative Urban Activation Projects

MOVED by Councillor Dominato

SECONDED by Councillor Kirby-Yung

WHEREAS

1. Vancouver City Council strives at all times to create walkable, complete, connected, culturally vibrant neighbourhoods, including the larger aspiration to become a 15-minute city that lessens the use of personal vehicles, activates underutilized urban spaces, and bring goods and services closer to end consumers in their neighborhoods; ⁱ
2. The circumstances and conditions of the COVID-19 pandemic over the past two years have neither altered nor diminished Council's commitment to creating walkable, complete, connected, culturally vibrant neighbourhoods;
3. The COVID-19 pandemic has resulted in a wide range of adaptations, innovations, and societal changes in many spheres of life including changes in consumer behaviour, in how and where people work, as well as a marked increase in all manner of e-commerce transactions and delivery mechanisms for goods and services to consumers;
4. Encouraging and facilitating social, cultural, and technological innovations, wherever and whenever these have demonstrated the power and potential to a) enhance and improve the lives of the city's residents and businesses, b) advance the policy goals and objectives of Council and the City, and c) activate and otherwise enrich the city's neighbourhoods, is fundamentally sound from a public policy perspective and logical for elected bodies to embrace and enable;
5. As a 21st century society, we live in a state of constant evolution and rapid innovation, with fast-changing trends among consumers that – in many ways – respond to innovations and new technologies. At the most basic level, innovation means introducing new methods, ideas, or products and it includes the development of new processes and business models that better fit the needs of consumers;
6. A number of innovative projects that exemplify new methods, ideas, products, and/or business models that respond to the evolving needs of consumers have recently come to the attention of members of Council. These projects have the clear potential to support Council's objective to
 - a) create walkable, complete, connected, culturally vibrant neighbourhoods;
 - b) become a 15-minute city;
 - c) activate the city's streets and underutilized urban spaces, and
 - d) bring goods and services closer to end consumers in their neighborhoods;

7. Despite the City's and Council's stated policy objectives and the strategies meant to achieve these objectives, the City's existing By-laws and permitting framework have proven challenging to several of these innovative projects because they do not fit easily into the existing categories and structures of the City's regulatory framework. Instead of proceeding smoothly toward activating underutilized spaces in the city, these projects have encountered a variety of policy, By-law, and permitting obstacles, impediments, challenges, and paradoxes;
8. Examples of several innovative projects that embody new methods, ideas, products, and/or business models that have encountered By-law, policy, and permitting obstacles and impediments due to the limitations, structures, and categories of the City's current regulatory framework include:
 - **ROLL TECHNOLOGIES**: A Canadian company that aims to bridge the gaps in public transportation and grow micro-mobility alternatives safely and sustainably toward reshaping urban mobility as cities outgrow their reliance on cars. The company is working to launch a pilot in Vancouver with 50 e-bikes this spring and summer, leveraging underutilized space in City owned EasyPark lots. Each e-bike has its own physical locking mechanism on the back wheel, with an app used to unlock the bikes. In addition to the requirement of a business license for each site, the operator was initially advised that a Development Permit (DP) was required for each EasyPark location. Car share companies leasing spots in EasyPark lots do not require a DP, adding confusion and complexity to the application;
 - **BLOOM COMMUNITY PROJECTS**: The Bloom project seeks to activate underutilized urban spaces with retail and food opportunities. Their current project is to activate the south side of The Plaza Nations on a seasonal basis. The project would create a free-flowing outdoor patio space with pop-up units ranging in size from 150 – 200 square feet. These pop-up units would feature local retailers, rotating artists/installations, food and beverage kiosks, as well as breweries, cafés, snacks, wine bars, and cocktail collaborations. The project is intended to showcase and support local businesses and provide a unique customer experience for pedestrians along a heavily used section of the downtown seawall. The proposal requires a longer term special events permit and a development permit. The process for obtaining and coordinating these permits has been challenging, and the critical gap has been there is no clear guidance for prospective proponents to follow;
 - **REEF TECHNOLOGY**: REEF is the largest operator of neighbourhood kitchens and urban logistics hubs in the United States and Canada. In April of 2021, REEF announced an expansion of its *NBRHD Restaurant Development Program* to Vancouver making use of underutilized urban spaces. The REEF model is designed to help local restaurants scale their delivery business and bring goods and services closer to end consumers in their neighbourhoods. Vancouver is the first Canadian city for a REEF pilot project, and restaurants with fewer than three locations are qualified

to apply for the pilot program – with priority for underrepresented groups including local women and Indigenous-owned restaurants to apply. Despite support for the project, it has encountered By-law, policy, and permitting obstacles and impediments due to the limitations of the City's current regulatory framework;

- **FARMERS MARKETS:** Last summer the Vancouver Farmers Market sought to relocate its Main Street location to 88 Pacific Boulevard, triggering the usual special events permit, but also a Development Permit (DP) because it was on private property. While the private property owner supported the Farmer's Market activating this urban space on a temporary basis, there were concerns and confusion over the site triggering a DP;
9. As with the examples of innovative projects noted above, urban agriculture (community gardens, urban farms) and farmers markets represent additional examples of innovative urban activation projects where By-law and permitting challenges have been experienced. Staff advise that urban agriculture projects are supported and facilitated by numerous City policies and strategies, notwithstanding challenges that have been experienced; and
10. The regulatory obstacles and challenges that have been encountered by various innovative projects that meet the stated policy objectives of Council and the City point to the need for a review the City's regulatory framework as it pertains to innovative new land use models for underutilized urban spaces. There is a need to ensure that the City's By-laws, plans, policies, strategies, and procedures are appropriately in alignment with the City's stated policy objectives and therefore capable of – and adaptable enough – to accommodate and facilitate innovative projects that have the potential to benefit the city and its residents in a timely manner by way of a more streamlined and simplified application and approval process.

THEREFORE BE IT RESOLVED THAT Council direct staff to review the City's regulatory framework that currently enables innovative urban activation projects on underutilized public and private properties with the goal of streamlining and simplifying the process for prospective proponents, including consideration for establishing a clear set of guidelines and pathways for advancing these projects;

FURTHER THAT staff be directed to report back to Council by the end of Q2 2023 with recommendations for a draft set of guidelines and pathways that address current obstacles and impediments to enabling innovative urban activation projects and models;

AND FURTHER THAT the guidelines to streamline and simplify the City's existing application and approval processes for innovative urban activation projects should serve as a precursor to – and serve to inform – any and all future reviews and revisions to relevant By-laws, policies, and regulatory frameworks as they relate to the City's goal to create walkable, complete, connected, culturally vibrant neighbourhoods in the city as well as the larger aspiration to become a 15-minute city.

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ⁱ Creating complete, connected, and culturally vibrant neighbourhoods is a key goal of the Vancouver Plan.

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referred

REFERRAL MOVED by Councillor Fry
SECONDED by Councillor Dominato

THAT the motion entitled "A Regulatory Framework to Enable Innovative Urban Activation Projects" be referred to the Standing Committee on Policy and Strategic Priorities on March 2, 2022, in order to hear from speakers, debate and decision.

CARRIED UNANIMOUSLY
(Councillor De Genova absent for the vote)

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. **Enabling a Recovery Community Centre in the City of Vancouver**

Councillor Bligh submitted a notice of Council Members' Motion on the above-noted matter. The motion may be placed on the Council meeting agenda of April 12, 2022, as a Council Members' Motion.

2. **Using the Capital Plan to Help Reach Our Housing Affordability Targets**

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 29, 2022, as a Council Members' Motion.

3. **Asking for a Change to the Vancouver Charter to Allow the City to Levy a Progressive Property Tax**

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 April 12, 2022, as a Council Members' Motion.

4. **Strengthening the Conditions of Landlord Licensing in Vancouver**

Councillor Fry submitted a notice of Council Members' Motion on the above-noted matter. The motion may be placed on the Council meeting agenda of March 29, 2022, as a Council Members' Motion.

5. Meters Meeting Needs: Parking Meters as Ad Hoc Cycling Infrastructure, and Strategies for Retention and Replacement

Councillor Fry submitted a notice of Council Members' Motion on the above-noted matter. The motion may be placed on the Council meeting agenda of March 29, 2022, as a Council Members' Motion.

6. Plebiscite to Measure Public Support for a 2030 Winter Olympic Bid Held Concurrently with the 2022 Civic Election

Councillor Hardwick submitted a notice of Council Members' Motion on the above-noted matter. The motion may be placed on the Council meeting agenda of March 29, 2022, as a Council Members' Motion.

7. Placekeeping: Protecting and Supporting Cultural Food Assets and Other Forms of Intangible Cultural Heritage in Vancouver

Councillor Boyle submitted a notice of Council Members' Motion on the above-noted matter. The motion may be placed on the Council meeting agenda of March 29, 2022, as a Council Members' Motion.

8. Prioritizing Public Safety

Councillor Hardwick, on behalf on 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 29, 2022, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Bligh
SECONDED by Councillor Wiebe

THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on May 25, 2022, from 3 pm to 6:30 pm;

FURTHER THAT Councillor Carr be granted a Leave of Absence for civic business from meetings on March 10, 2022, from 3 pm to 5 pm.

CARRIED UNANIMOUSLY

2. Support for the Vancouver Fraser Port Authority Rolling Truck Age Program

MOVED by Councillor Dominato

SECONDED by Councillor Kirby-Yung

WHEREAS

1. The trucking industry plays a major role in B.C.'s robust economy, connecting residents throughout the province and across Canada with the goods they need. Keeping these goods moving, however, takes a significant toll on our community;
2. Hundreds of thousands of truck trips move through Vancouver each year, largely through busy corridors, leaving behind carcinogenic emissions that negatively affect the health of residents who live and work in these neighbourhoods;
3. Vancouver's Climate Emergency Action Plan calls for the city to reduce its carbon pollution by 50% by 2030 – a goal that requires working with residents, businesses and partners in government toward the same end;
4. The Vancouver Fraser Port Authority – the federal agency responsible for the stewardship of the lands and waters that make up the Port of Vancouver, Canada's largest port – has a mandate is to enable Canada's trade through the port, while protecting the environment, and with consideration for local communities;
5. Vancouver Fraser Port Authority has embarked upon a Rolling Truck Age Program that caps the age of container trucks serving the port to support safer, more reliable trucks and cleaner air for our communities;
6. The Port Authority's Rolling Truck Program estimates that it will result in a 93% decrease in particulate matter, an 80% decrease in smog-forming pollutants, and a 2.5% decrease in greenhouse gasses, and deliver significant benefits to the health of Vancouver residents and visitors and the quality of the air we breathe;
7. The Rolling Truck Age Program was scheduled to come into effect February 1, 2022;
8. Due to short-term challenges for the trucking industry stemming from COVID19, the global supply chain for new trucks, and a request from the federal Transport Minister to consider a delay in implementing the Rolling Truck Program, the Vancouver Fraser Port Authority postponed the program's implementation date to provide additional time and engagement opportunities for the industry;
9. Capping the age of heavy container trucks serving the port, and pulling older, more polluting trucks off the road in favour of safer, more reliable trucks and cleaner air for our communities, is an important step in reducing greenhouse gas emissions and slowing the effects of climate change; and

10. Given the Rolling Truck Program's tremendous environmental and public health benefits, it is important that the program be implemented as soon as possible following this 90-day period of consultation.

THEREFORE BE IT RESOLVED THAT Council request that the Mayor write to the Federal Minister of Transport, the Hon. Omar Alghabra, on behalf of Council to express our enthusiastic support for the Vancouver Fraser Port Authority's Rolling Truck Age Program and the tremendous environmental and public health benefits it will bring;

FURTHER THAT Council request that the letter to the Minister of Transport express Council's collective desire and support for the Rolling Truck Age Program to be implemented as soon as possible following the 90-day period of engagement and consultation.

CARRIED UNANIMOUSLY (Vote No. 08150)
(Councillor De Genova absent for the vote)

3. Motion from the Vancouver Food Policy Council to Increase Equity of Participation on City of Vancouver Advisory Councils

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Prior to debate on the motion, Councillor Kirby-Yung rose on a point of order to inquire if the motion was in order, as a Council decision was not needed to refer the motion. The Mayor ruled the motion in order.

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MOVED by Councillor Wiebe
SECONDED by Councillor Fry

THAT the motion below be referred to the Nomination Subcommittee for review.

WHEREAS

1. Municipalities, locally and internationally, are increasingly recognizing the need to provide equity-denied populations, especially those experiencing poverty and other systemic barriers to access, with services and infrastructure for community development;
2. This includes acknowledging the complexity of doing work in the areas of justice, equity, diversity, decolonisation, inclusion and liberation on the stolen lands of the Musqueam, Squamish, and Tsleil-Waututh Nations. Beyond acknowledgement, this work includes taking actions to decolonize our daily practices as well as our institutions and governing bodies;

3. Strategies are actively being developed by the City of Vancouver and its City Council, the Vancouver Board of Parks and Recreation, and Advisory Bodies to strengthen respectful engagement and increase access to participation for Indigenous members of the community, BIPOC, and others who may experience systemic barriers to access in civic processes;
4. In particular, the Vancouver Board of Parks and Recreation has demonstrated more accessible, supportive and respectful processes around community engagement throughout their recent updates to the Local Food Systems Action Plan's Community Advisory Committee. For example, honoraria for elders and participants as well as food and transport supports, which were readily available and offered with clarity to those who participated in outreach and meetings;
5. Building a strong social safety net, that ensures that all Canadians have access to housing, food, transportation, internet, and other utilities, is the best way to help all people participate in advisory committees. In lieu of that provincial and federal support, municipalities who choose to engage with community members have a responsibility to acknowledge the burdens and barriers that exist in order to provide feedback as an advisory council; and
6. Participating on Advisory Councils can be overwhelming, retraumatizing and inaccessible, especially for those who are stepping into systems that have historically and in ongoing ways caused them harm.

AND WHEREAS The Vancouver Food Policy Council

1. Has been exploring and practicing ways to increase accessibility with respect to membership of those equity denied groups who may experience multiple barriers to full civic participation;
2. Is committed to developing and advancing protocols of respect and reciprocity; building our decolonizing practices; embodying our values and establishing systems to address systemic barriers to access in Advisory Council meetings and related activities;
3. Through the Administration Team/Chair, has utilized the following strategies:
 - a. Supporting the voices of those who are equity denied in coming into the room either through community engaged processes, or through presentations and community engaged components of our meetings;
 - b. Advocating for increased clarity around processes, expectations, and supports available for members in Advisory Councils (i.e. process around

- access to childcare, food, and transportation supports/stipends);
- c. Slowing down Land Acknowledgements and making space for group introductions, cultural welcomes, speaking circles and gifts in our processes;
 - d. Providing information and documents in alternative formats (e.g., PDF and email, verbal/oral feedback options);
 - e. Setting up lateral mentorship relationships with members that have access needs not being met by the existing structures;
 - f. Providing additional training/tools to navigate technology platforms, communication tools and procedures regarding motions and voting;
 - g. Building a resource list to share with membership for self-guided learning;
 - h. Building a protocol around gifting recognising honoraria is a gift, an acknowledgement of time, given with dignity, transparency, respect; where made possible by funding, special occasion or other;
 - i. Building community agreements together, including shared terms and common definitions; and
 - j. Building our agendas to share resources that support each item.

THEREFORE BE IT RESOLVED THAT the Vancouver Food Policy Council calls on the City of Vancouver to support the following mechanisms to deepen accessibility on Advisory Councils:

- a. Clearly outline all financial support and processes for accessing support, for members and prospective members, (especially regarding food/meal, transportation, and dependent supports). As part of this, direct staff to:
 - i. Further work to make the process of reimbursements more accessible, user-friendly, and timely, reducing barriers around the collection of SIN number and other personal information;
 - ii. Increase allowance for food in budgets to support healthier and more culturally appropriate choices;
 - iii. Provide financial support for transportation and food for all formats of meetings - online/hybrid/in-person;

- iv. Consider structures for providing a discretionary budget to each Advisory Committee which may be applied to awareness, outreach, celebration, honoring and other resourcing of members;
- v. Further explore supports for language accessibility to ensure that non-English speakers can participate in meaningful ways.
- b. Extend the length, and expand and diversify the reach of recruitment and build in overlap between terms.
- c. Prioritise succession planning between terms and communication within terms. As part of this, direct staff to:
 - i. Make a file sharing and communication platform available to all Advisory Bodies and provide support such as training to ensure the platform is accessible to all members. Considering privacy concerns, accessibility, and usability of platform.
 - ii. During recruitment and membership, make clear the resources available to committees, ie. financial supports, and explore providing options for testimonials from previous committee members.
 - iii. Make accessible automated Closed Captioning of all meetings.
- d. Support more welcoming, inclusive and interconnected committee structures:
 - i. Reduce formality of motions being the prevailing pathway that Council hears from committees; offer and support alternative options of letters and consensus based decision sharing.
 - ii. Support committees in prioritising room in meetings for introductions/check-ins for all voices in the room to share.
 - iii. Support inter-advisory committee collaboration ie. facilitate bi-annual collaborative space for all chairs of committees to gather.

CARRIED UNANIMOUSLY (Vote No. 08151)
(Councillors De Genova, Hardwick and Kirby-Yung absent for the vote)

4. Motion from the Vancouver Food Policy Council for Solidarity with Indigenous Food Sovereignty Movement

MOVED by Councillor Wiebe

SECONDED by Councillor Fry

THAT the motion below be referred to UNDRIP Task Force for review.

WHEREAS

1. The City of Vancouver declared itself a City of Reconciliation in July 2014 and updated this declaration in 2021 to include a commitment to adopting the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP);¹
2. In order to put Reconciliation into action we must slow down and listen deeply to Indigenous voices, and dismantle barriers to accessibility, decolonising our practices. How we do the work matters;
3. Indigenous people are the best stewards of their lands and “recognizing the role of Indigenous lands and leadership in biodiversity conservation and facilitating partnerships to ensure the conservation of habitats on Indigenous lands can provide crucial opportunities for countries like Canada to meet their international commitments;”²
4. There is opportunity and need to apply the lens of Indigenous Food Sovereignty to City of Vancouver directions and plans: to resource and create networks of Indigenous Food Gardens led by Indigenous peoples and organisations, that rewild our city, foster biodiversity through forage and habitat including pollinators, fungi, birds and fish, increasing our resilience as inter-species community.³
Examples where this lens may be applied:
 - a. The City of Vancouver passed an amendment to Urban Forest Strategy to use natural management for boulevards, in December 2021; ⁴.
 - b. The City of Vancouver has directed staff to consider quick start actions to support complete communities, including reallocation of 11% of neighbourhood streets for public uses such as parks space and community food gardens, on October 6th 2020; ⁵

¹ <https://vancouver.ca/files/cov/reconciliation-update-2021.pdf>

² <https://www.sciencedirect.com/science/article/abs/pii/S1462901119301042?via%3Dihub>

³ <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx>

⁴ <https://vancouver.ca/home-property-development/urban-forest-strategy.aspx>

⁵ See p.7-8 of Meeting minutes: <https://council.vancouver.ca/20201006/documents/regu20201006min.pdf>

5. The Vancouver Board of Parks and Recreation recently passed an update to the Local Food Systems Action Plan (LFSAP) which clearly identifies the priority and need to support Indigenous Led community gardens, food systems, and spaces:
 - a. 1.7 “Increase annual resources (funding, staff time, program space and materials) for Indigenous related food initiatives led by Indigenous partners. Initiatives this funding may support include Indigenous educational toolkits, feasts, celebrations, fieldhouse residencies, youth land-based food programs, intergenerational food knowledge sharing, and the services of Indigenous cultural practitioners.”
 - b. 1.6 “Increase annual resources (land, funding, staff time, program space, and materials) allocated to cultural learning garden development and maintenance and seek partnerships with Indigenous-led organizations to create these gardens based on park locations identified by xʷməθkʷəy̅ə̅m, Skwxw̅ú7mesh, and səliwətaʔ First Nations and Urban Indigenous peoples as key sites.”;
6. There is leadership from Indigenous Host Nations and Urban Indigenous leaders, and Community Organisations, offering connection and belonging through access to land and food, which includes access to culture, health, healing and connection;

Examples of this leadership includes:

- a. Exploring Food Sovereignty in Vancouver’s Downtown Eastside: Kanatiio Gabirel. This work is being demonstrated and deepened at Astoria Urban Farm alongside and in collaboration with many community organisations- the Executive Summary is on display for public engagement at RayCam Community Centre and was presented to Vancouver Food Policy Council January 13th 2022;
- b. Working Group on Indigenous Food Sovereignty (WGIFS) and Wild Salmon Caravan: “Indigenous hunting, fishing and gathering strategies are some of the most sustainable adaptation strategies of humanity. While many of the practices and protocols have persisted into the 21st century, the traditional social structures and interdependent relationship to the land, water, plants and animals have been fragmented by the techno-bureaucratic framework instituted within colonial institutions.”

*Quote from Dawn Morrison August 2015;*⁶

- c. Working Group on Indigenous Food Sovereignty (WGIFS) - "Heal the people, heal the land." May 19, 2021 *Transformative Justice Press Release* regarding de-encampment of Strathcona Park "Camp Hope" which names need for defunding law enforcement and re-allocating those resources to fund cultural programming that is doing the work of de-escalating violence and building healing in front line community action. *And Call To Action regarding critical need for support for Strathcona Fieldhouse, Feb 23, 2022:* regarding which we must centre that "Indigenous food systems cannot be restored in isolation of the broader scale." *Dawn Morrison, Founder and Director;*
 - d. Local projects embodying the work or reciprocity with the land, connecting culture, food, land relations in gardens and more, led by T'uy't'tanat - Cease Wyss:
 - i. Constellation of Remediation;⁷
 - ii. 221a Semi--Public 半公開 at 271 Union Street;⁸
 - iii. EarthHand Gleaners Artist in Residence 2021 with Jolene Andrew;⁹
 - iv. VPL Indigenous Storyteller in Residence 2018;¹⁰
7. Especially in this pandemic time, and this time of extreme climate change, isolation is detrimental to the health and well being of us all, and disconnection from land and food is devastating. When we discuss Just Recovery, Climate Justice and Reconciliation, we must think about access to land, and apply the lenses of Decolonising, Indigenous Food Sovereignty, Accessibility and Inclusion.

AND WHEREAS the Vancouver Food Policy Council officially supports and stands in solidarity with the Indigenous Food Sovereignty Movement, as evidenced by the following motions:

1. Budget 2022 Motion, November 2021: "Prioritise and centre Indigenous Leadership, listening deeply to voices of lived and living experience, to those who have stewarded the lands, soils and waterways of this place since time immemorial.";

⁶ <https://www.indigenousfoodsystems.org/sites/default/files/resources/WGIFSMtgReportPart1Aug2015final2.pdf>

⁷ <https://vancouver.ca/parks-recreation-culture/a-constellation-of-remediation.aspx>

⁸ <https://221a.ca/fellows/tuytanat-cease-wyss/>

⁹ <https://earthand.com/2021/01/28/2021-artists-in-residence/>

¹⁰ <https://www.vpl.ca/library/news/2018/indigenous-storyteller-in-residence-2018>

2. Local Food Systems Action Plan Motion, October 2021: “increasing Indigenous food sovereignty, equitable food access, food system resiliency as part of climate action, and the preservation and support of food assets”; ¹¹
3. Letter re: Support for DTES Indigenized Food Sovereignty Cooperative, February 2021: to “meet emergency food needs while transforming the local food system.”

THEREFORE BE IT RESOLVED THAT the Vancouver Food Policy Council:

1. Seeks to deepen understanding of and uphold solidarity with the urban Indigenous food sovereignty movement (comprised as we understand it, of many individuals and groups working towards Justice, Inclusion, Equity, Diversity and Decolonisation through connection with land, food and culture); supporting connection to local organisations, networks and individuals working in the movement; creating space within the City of Vancouver Advisory Committee structure for conversation and shared learning; deeply listening to local Host Nations and to Urban Indigenous leadership.
2. Reaffirms the critical importance of Indigenous voices and ways of being and knowing in supporting the long-term stewardship of place, so that all future generations can be blessed with the bounty of these shared lands and waters.
3. Calls upon the City of Vancouver to clarify existing Action Planning to support Indigenous Food Sovereignty, with process of listening deeply to Indigenous peoples; and to approach implementation by directing staff to:
 - a. Bring forward implementation and resourcing strategies for plans including Vancouver Plan, Broadway Plan, Capital Plan, and Vancouver Social Infrastructure Strategy that prioritise actions that support Indigenous food sovereignty, community leadership.
 - b. Direct staff to apply an Indigenous Food Lens in moving forward on:
 - i. the October 2021 direction to reallocate Neighbourhood Streets for public uses such as parks space and community food gardens,
 - ii. the December 2021 direction to amend the Urban Forest Strategy and Engineering Management Practices of boulevards and greenways.
 - c. Provide consultation fees, speaker’s honoraria, and program funding to fully resource Indigenous led organisations and projects to have

¹¹<https://parkboardmeetings.vancouver.ca/2021/20211115/REPORT-LocalFoodSystemActionPlanUpdate-20211115.pdf>

meaningful and supported input on, and supportive and inclusive opportunity through these initiatives. This includes resourcing the capital, technical, and human resource components of all work.

4. Calls upon the City of Vancouver to direct staff to prioritise commitments made in 2021 to scoping a Colonial Audit of the City of Vancouver's own governance structures, including Advisory Committees; and to bring forward the "full review of colonial influences on which the City was founded." ¹²
5. Calls upon the City of Vancouver to direct staff to connect with Cultural Services staff to explore how programming and policy may be extended to gardens and food-cultivation spaces, which are cultural spaces where intergenerational and cross-cultural education, ceremony, arts, food production, connection, healing and habitat enhancement, all happen.
6. Calls upon the City of Vancouver to ask Transformational questions of itself - so we all may be held accountable, in shared community for this work.

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¹² <https://vancouver.ca/files/cov/reconciliation-update-2021.pdf>

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CARRIED UNANIMOUSLY (Vote No. 08152)
(Councillor Hardwick abstained from the vote)
(Councillors De Genova and Kirby-Yung absent for the vote)

ENQUIRIES AND OTHER MATTERS

1. Rezoning Enquiry

Councillor Fry noted the Mayors motion from May 2020 entitled "Improving the Effectiveness and Efficiency of Development Application Processes", which made a rezoning enquiry voluntary and not mandatory for any rezoning application due to the time they add to the rezoning process. He noted he has heard frustration from the industry that they are still under pressure to resubmit a rezoning enquiry despite the Council direction from the approved motion. He enquired whether staff are still directing a formal rezoning enquiry at the policy enquiry stage. He also enquired how often a rezoning enquiry is actually forgone and how often are staff telling applicants that a rezoning enquiry is not necessary. The City Manager agreed to provide a response.

2. Events in the City

Councillor Kirby-Yung noted there is a demand for people to stage events in the city. She noted the Chinatown Festival was wanting to restage their event in July 2022 and were advised by staff they are looking at a nine month timeline due to the complexity of the event. She enquired if the City will be able to make small and large events happen in the near future. The City Manager advised that staff are working on what they can do to make the events happen. He also advised that staff are currently meeting with the organizers of the Chinatown Festival to consider options and he agreed to provide Council with an update.

3. Situation in Ukraine

Councillor Carr noted the City has a sister city in Ukraine, which is Odesa. Councillor Carr enquired what the City could do in terms of supporting people in the Ukraine, regarding services to families, communication, support for incoming refugees, and whether there is something the City can do for Odesa, which is under attack. The City Manager noted the Mayor has corresponded with the City's counterpart in Odesa stating the City's support. He also noted Ukrainian flags will be raised at 12th Avenue and Cambie Street. He advised that the City will continue to monitor the situation, and monitor Global Affairs Canada, and will update Council as appropriate.

ADJOURNMENT

MOVED by Councillor Wiebe
SECONDED by Councillor Hardwick

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:52 pm.

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