



COUNCIL MEETING MINUTES

APRIL 26, 2022

A Meeting of the Council of the City of Vancouver was held on Tuesday, April 26, 2022, at 9:31 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 - Personal Reasons - 6 pm to 10 pm)
Councillor Christine Boyle
Councillor Adriane Carr
Councillor Melissa De Genova*
Councillor Lisa Dominato* (Leave of Absence - Personal Reasons - 6 pm to 10 pm)
Councillor Pete Fry
Councillor Colleen Hardwick
Councillor Sarah Kirby-Yung* (Leave of Absence - Civic Business - 6 pm to 10 pm)
Councillor Jean Swanson
Councillor Michael Wiebe*

CITY MANAGER'S OFFICE: Paul Mochrie, City Manager

CITY CLERK'S OFFICE: Katrina Leckovic, City Clerk
Irina Dragnea, 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 – Workers' Day of Mourning – April 28

The Mayor acknowledged that every year on April 28, Workers' Day of Mourning, we pay our respects and remember those who have been killed, injured or suffered illness as a result of work-related incidents. A moment of silence was observed to recognize the lives lost in our community, due to work-related incidents.

IN CAMERA MEETING

MOVED by Councillor De Genova
SECONDED by Councillor Carr

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;

(c) labour relations or other employee relations;

(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;

(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; and

(l) a matter that, under another enactment, is such that the public may be excluded from the meeting.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

ADOPTION OF MINUTES

1. Special Council (Council Workshop on Draft 2023-2026 Capital Plan) – March 31 and April 7, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT the Minutes of the Special Council (Council Workshop on Draft 2023-2026 Capital Plan) meeting of March 31 and April 7, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

2. Special Council (In Camera) – April 5, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Kirby-Yung

THAT the Minutes of the Special Council (In Camera) meeting of April 5, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

3. Council – April 12, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT the Minutes of the Council meeting of April 12, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

4. Public Hearing – April 12, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT the Minutes of the Public Hearing of April 12, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

5. Council (Policy and Strategic Priorities) – April 13, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of April 13, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

6. Special Council (In Camera) – April 13, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Boyle

THAT the Minutes of the Special Council (In Camera) meeting of April 13, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

7. Public Hearing – April 14, 19 and 21, 2022 - *WITHDRAWN*

8. Special Council (Business Licence Hearing) – April 20, 2022

MOVED by Councillor De Genova
SECONDED by Councillor Boyle

THAT the Minutes of the Special Council (Business Licence Hearing) meeting of April 20, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

9. Auditor General Committee – April 22, 2022

MOVED by Councillor Wiebe
SECONDED by Councillor Hardwick

THAT the Minutes of the Auditor General Committee meeting of April 22, 2022, be approved.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Carr
SECONDED by Councillor De Genova

THAT Council adopt Report 3, on consent.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

UNFINISHED BUSINESS

1. CD-1 Rezoning: 1477 West Broadway

On April 14, 19, and 21, 2022, Vancouver City Council held a Public Hearing on the above-noted matter, and following the close of the speakers list and receipt of public comments, referred closing comments, questions of staff, debate and decision to the Council meeting to be held on April 26, 2022, as Unfinished Business.

Councillors Bligh, Boyle, Carr and De Genova confirmed they had reviewed the portions of the Public Hearing they had missed related to UB1 – CD-1 Rezoning: 1477 West Broadway, and will be voting on the matter.

Council also had before it two memorandums from the General Manager of Planning, Urban Design and Sustainability; the memo dated April 19, 2022, replaces the memo dated April 14, 2022; changes outlined below

THAT section 6.5 of the draft CD-1 By-law in Appendix A for 1477 West Broadway be amended as follows:

(a) strike out section 6.5:

~~6.5 — Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses.~~

(b) substitute with correction to previous rezoning memo shown in bold:

“6.5 Amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, **may be excluded at the discretion of the Director of Planning or Development Permit Board** provided that: (i) the total area being excluded shall not exceed the lesser of 10% of the total floor area being provided or 1000m²; and (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood.”.

Applicant Closing Comments

The applicant team provided closing comments.

Staff Closing Comments

Staff from Planning, Urban Design and Sustainability, provided brief closing comments, and along with staff from Engineering Services, Planning, Urban Design and Sustainability, and Real Estate and Facilities Planning, responded to additional questions.

* * * * *

At 10:02 am, during questions to staff, it was

*MOVED by Councillor Dominato
SECONDED by Councillor De Genova*

THAT under section 5.4(d) of the Procedure By-law, Council ask a second round of questions to staff.

CARRIED UNANIMOUSLY

* * * * *

Council Decision

MOVED by Councillor Boyle
SECONDED by Councillor Dominato

- 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.), generally as presented in the Referral Report dated February 15, 2022, entitled “CD-1 Rezoning: 1477 West Broadway”, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the above-noted Report, be approved in principle, with changes to section 6.5 as outlined in the memorandum dated April 19, 2022, entitled “CD-1 Rezoning: 1477 West Broadway – Amendment to draft CD-1 By-law in Appendix A”;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Musson Cattell Mackey Partnership, received August 12, 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: 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 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";

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; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

carried

POSTPONEMENT MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT Vancouver City Council postpone debate on 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.), until after the Broadway Plan has been considered by Council.

LOST (Vote No. 08299)

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

The postponement having lost, the motion was put and CARRIED (Vote No. 08300) with Councillors Hardwick and Swanson opposed.

REPORTS

1. **Official Apology to the Italian Canadian Community in Vancouver April 26, 2022**

Staff from Arts, Culture and Community Services, along with Raymond Culos, Author and Historian of the Italian community in the Lower Mainland of British Columbia, provided a presentation and responded to questions.

MOVED by Councillor De Genova

SECONDED by Councillor Dominato

- A. THAT Council approve the draft apology, attached as Appendix A of the Report dated April 26, 2022, entitled "Official Apology to the Italian Canadian Community in Vancouver", with one revision to reflect the addition of a mention of the 1942 Vancouver City Council Motion that referred to Italian Canadians as "enemy aliens", specific location of this additional reference to be determined by staff, to the above-noted report, for the injustices and harms to members of the Italian Canadian community that occurred as a result of the City of Vancouver's actions, policies and/or public support of measures, including reference to "enemy aliens" during World War II (1940-1945);

FURTHER THAT the formal apology be issued during the Italian Heritage Month, in June 2022.

- B. THAT Council receive the overview of the historical background that outlines the discrimination and decision to intern members of the Italian Canadian community, the requirement to report to the RCMP on a regular basis, and impacts on women, children and the Italian community at large during World War II; and direct staff to create a plan on how to use this overview for public awareness and education.
- C. THAT Council direct staff to consider a public art installation to commemorate the Official City Apology for the discrimination against Italian Canadians during World

War II in alignment with and following the completion of the City-wide Commemoration Policy.

CARRIED UNANIMOUSLY (Vote No. 08301)

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*MOVED by Councillor Wiebe
SECONDED by Councillor De Genova*

THAT Council extend the meeting past 12 pm in order to complete Report 1.

CARRIED UNANIMOUSLY

Council recessed at 12:05 pm and reconvened at 3:03 pm.

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**2. Draft 2023-2026 Capital Plan
April 10, 2022**

Staff from Finance, Risk and Supply Chain Management, Planning, Urban Design and Sustainability, Arts, Culture and Community Services, and Civic Engagement and Communications, provided a presentation, and along with staff from Engineering Services, and Real Estate and Facilities Management, responded to questions.

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At 3:45 pm, during questions to staff, it was

*MOVED by Councillor De Genova
SECONDED by Councillor Dominato*

THAT under section 5.4(d) of the Procedure By-law, Council ask a second round of questions to staff.

CARRIED UNANIMOUSLY

*MOVED by Councillor Carr
SECONDED by Councillor De Genova*

THAT Council extend the meeting past 5 pm in order to complete the second round of questions to staff on Report 2.

CARRIED UNANIMOUSLY

Council recessed at 5:02 pm and reconvened at 6:05 pm.

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Council heard from one speaker who provided comments opposing the recommendations.

MOVED by Councillor De Genova

SECONDED by Councillor Carr

- A. THAT Council receive for information the Draft 2023-2026 Capital Plan attached as Appendix A of the Report dated April 10, 2022, entitled “Draft 2023-2026 Capital Plan”, that contemplates \$3.4 billion of capital investment, comprised of \$0.7 billion of Council-approved in-kind infrastructure and amenities to be delivered through development, and \$2.7 billion of capital programs/projects to be delivered by the City and/or its community partners as summarized below:

<i>\$ million</i>	Cash	In-kind	Overall
Housing	282	335	617
Childcare	64	58	122
Parks & public open spaces	198	10	208
Arts & culture	114	32	145
Community facilities	269	87	357
Public safety	78	-	78
Civic facilities & equipment	57	-	57
Streets	365	-	365
Water, sewers & drainage	840	167	1,007
Waste collection, diversion & disposal	141	-	141
Renewable energy	73	-	73
Technology	110	-	110
Emerging priorities, contingency & delivery	114	-	114
Overall	2,705	688	3,393

And supported by the following funding strategy:

City contributions	\$ million
Debt	
Plebiscite borrowing authority (general)	410
Council borrowing authority (utilities)	240
	650
Pay-as-you-go	
General capital	400
Utilities capital	384
	784
Reserves	
Fleet reserves	114
Empty Homes Tax reserve	80
Solid waste capital reserve	30
Other tax & fee funded reserves	12
Capital Financing Fund	54
	290
City contributions	1,723
Development contributions (cash)	
Development cost levies	500
Community amenity contributions & other	225

Connections fees	131
Development contributions (cash)	856
Partner contributions	
Regional governments (Metro / TransLink)	93
Senior governments (Federal / Provincial)	15
Other partners	19
Partner contributions (cash)	126
Total cash	2,705
In-kind projects	
Community amenity contributions (in-kind)	476
Engineering servicing conditions	167
Other in-kind contributions from development	45
In-kind projects	688
Overall total	3,393

- B. THAT the Director of Finance present the Final 2023-2026 Capital Plan, incorporating results of the public engagement, and plebiscite borrowing questions for Council consideration in July 2022.

amended

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

THAT the following be added as C:

THAT Council direct staff to report back to Council prior to the final capital plan with recommendations to fully fund and deliver the replacement of the outdoor pool in Mount Pleasant.

CARRIED UNANIMOUSLY (Vote No. 08302)
(Councillor Wiebe absent for the vote)

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During debate on the amendment above, the Mayor relinquished the Chair to Deputy Mayor Boyle, in order to participate in debate and resumed as Chair afterwards.

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

THAT the following be added as D and E:

- D. THAT staff report back prior to the final capital plan on the viability and implications to reprioritize Gastown's Water Street, public space, street repair and enhancements within one capital plan versus over two capital plans, in order to more quickly address the significant degradation and deterioration of the street and public realm in this historic neighbourhood, and advise of options to

reallocate within the Engineering and Streets category draft budget, in the final capital plan.

- E. THAT staff report back prior to the final capital plan on the scope of a possible budget allocation and options to facilitate immediate repair to enable the reopening of Kits Pool, as well as the potential scope and magnitude of cost of an alternative or additional approach to make Kits Pool more resilient to extreme weather events and enable its reopening.

CARRIED UNANIMOUSLY (Vote No. 08303)

AMENDMENT MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

THAT the following be added as F:

THAT staff report back prior to the final capital plan on the viability and implications to increase allocations for new traffic signals and flashing beacons for pedestrian/cycling crossings, and neighbourhood traffic management and spot improvements.

CARRIED UNANIMOUSLY (Vote No. 08304)

The amendments having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 08305).

FINAL MOTION AS APPROVED

- A. THAT Council receive for information the Draft 2023-2026 Capital Plan attached as Appendix A of the Report dated April 10, 2022, entitled “Draft 2023-2026 Capital Plan”, that contemplates \$3.4 billion of capital investment, comprised of \$0.7 billion of Council-approved in-kind infrastructure and amenities to be delivered through development, and \$2.7 billion of capital programs/projects to be delivered by the City and/or its community partners as summarized below:

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Community facilities	269	87	357
Public safety	78	-	78
Civic facilities & equipment	57	-	57
Streets	365	-	365
Water, sewers & drainage	840	167	1,007
Waste collection, diversion & disposal	141	-	141
Renewable energy	73	-	73
Technology	110	-	110
Emerging priorities, contingency & delivery	114	-	114
Overall	2,705	688	3,393

And supported by the following funding strategy:

City contributions	\$ million
Debt	
Plebiscite borrowing authority (general)	410
Council borrowing authority (utilities)	240
	<u>650</u>
Pay-as-you-go	
General capital	400
Utilities capital	384
	<u>784</u>
Reserves	
Fleet reserves	114
Empty Homes Tax reserve	80
Solid waste capital reserve	30
Other tax & fee funded reserves	12
Capital Financing Fund	54
	<u>290</u>
City contributions	1,723
Development contributions (cash)	
Development cost levies	500
Community amenity contributions & other	225
Connections fees	131
Development contributions (cash)	856
Partner contributions	
Regional governments (Metro / TransLink)	93
Senior governments (Federal / Provincial)	15
Other partners	19
Partner contributions (cash)	126
Total cash	2,705
In-kind projects	
Community amenity contributions (in-kind)	476
Engineering servicing conditions	167
Other in-kind contributions from development	45
In-kind projects	688
Overall total	3,393

- B. THAT the Director of Finance present the Final 2023-2026 Capital Plan, incorporating results of the public engagement, and plebiscite borrowing questions for Council consideration in July 2022.
- C. THAT Council direct staff to report back to Council prior to the final capital plan with recommendations to fully fund and deliver the replacement of the outdoor pool in Mount Pleasant.
- D. THAT staff report back prior to the final capital plan on the viability and implications to reprioritize Gastown's Water Street, public space, street repair and enhancements within one capital plan versus over two capital plans, in order to more quickly address the significant degradation and deterioration of the street and public realm in this historic neighbourhood, and advise of options to reallocate within the Engineering and Streets category draft budget, in the final capital plan.

- E. THAT staff report back prior to the final capital plan on the scope of a possible budget allocation and options to facilitate immediate repair to enable the reopening of Kits Pool, as well as the potential scope and magnitude of cost of an alternative or additional approach to make Kits Pool more resilient to extreme weather events and enable its reopening.
- F. THAT staff report back prior to the final capital plan on the viability and implications to increase allocations for new traffic signals and flashing beacons for pedestrian/cycling crossings, and neighbourhood traffic management and spot improvements.

**3. 2021 Property Tax Exemptions
April 10, 2022**

THAT Council receive the Report dated April 10, 2022, entitled “2021 Property Tax Exemptions”, for information.

ADOPTED ON CONSENT (Vote No. 08317)

**4. 2022 Property Taxation: Distribution of Property Tax Levy
April 10, 2022**

Council heard from one speaker who provided general comments to the recommendations.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Wiebe

THAT Council instruct the Director of Finance to calculate the 2022 general purpose tax rates for all property classes to achieve a tax share of approximately 57.0% residential and approximately 43.0% non-residential.

amended

AMENDMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Wiebe

THAT the following be added as B:

- B. THAT Council request the Mayor write to the Minister of Finance to strongly convey Council’s support for and the importance of the implementation of Split Assessment through a Commercial Sub-class consistent with the May 2019 recommendation from the Intergovernmental Working Group submitted to the Province, as the most targeted and effective approach to address the core issue of taxes on development potential that is punitively impacting small business, arts, culture and non-profit organizations.

amended

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Prior to the introduction of the amendment to the amendment, the Mayor relinquished the Chair to Deputy Mayor Boyle in order to participate in debate and resumed as Chair afterwards.

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AMENDMENT TO THE AMENDMENT MOVED by Mayor Stewart
SECONDED by Councillor Fry

THAT the following be added as additional clause to B:

FURTHER THAT Council direct the Mayor to ask the Province to explore a tax for empty commercial properties.

CARRIED (Vote No. 08306) (*reconsidered*)
(Councillors Bligh, Dominato and Kirby-Yung opposed)
(Councillor De Genova absent for the vote)

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*RECONSIDERATION MOVED by Mayor Stewart
SECONDED by Councillor Carr*

THAT Council reconsider Vote No. 08306.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

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The reconsideration having carried, the amendment to the amendment was put and CARRIED (Vote No. 08307) with Councillors De Genova and Kirby-Yung opposed, and Councillors Bligh and Dominato absent for the vote.

The amendment to the amendment having carried, the amendment as amended was put and separated for the vote with the first clause having CARRIED UNANIMOUSLY (Vote No. 08308), and the second clause having CARRIED (Vote No. 08309) with Councillors De Genova and Kirby-Yung opposed, and Councillors Bligh and Dominato absent for both votes.

The amended amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 08310) (*reconsidered*) with Councillors Bligh, Dominato and Kirby-Yung absent for the vote.

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*RECONSIDERATION MOVED by Councillor De Genova
SECONDED by Councillor Carr*

THAT Council reconsider Vote No. 08310.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY
(Councillors Bligh, Dominato and Kirby-Yung absent for the vote)*

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The reconsideration having carried, the motion as amended was put and separated for the vote with A and the first clause of B having CARRIED UNANIMOUSLY (Vote No. 08311), and the second clause of B having CARRIED (Vote No. 08312) with Councillor De Genova opposed and Councillors Bligh, Dominato and Kirby-Yung absent for both votes.

FINAL MOTION AS APPROVED

- A. THAT Council instruct the Director of Finance to calculate the 2022 general purpose tax rates for all property classes to achieve a tax share of approximately 57.0% residential and approximately 43.0% non-residential.
- B. THAT Council request the Mayor write to the Minister of Finance to strongly convey Council's support for and the importance of the implementation of Split Assessment through a Commercial Sub-class consistent with the May 2019 recommendation from the Intergovernmental Working Group submitted to the Province, as the most targeted and effective approach to address the core issue of taxes on development potential that is punitively impacting small business, arts, culture and non-profit organizations;

FURTHER THAT Council direct the Mayor to ask the Province to explore a tax for empty commercial properties.

BY-LAWS

Councillors Boyle and De Genova advised having reviewed the proceedings related to By-law 4 and would therefore be voting on the enactment.

Mayor Stewart advised having reviewed the proceedings related to By-laws 6 and 9, and would therefore be voting on the enactment.

MOVED by Councillor De Genova
SECONDED by Councillor Wiebe

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

CARRIED (Vote No. 08313)
(Councillor Hardwick opposed)
(Councillors Bligh, Dominato and Kirby-Yung absent for the vote)

MOVED by Councillor De Genova
SECONDED by Councillor Wiebe

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

CARRIED (Vote No. 08314)
(Councillors Hardwick and Swanson opposed)
(Councillors Bligh, Dominato and Kirby-Yung absent for the vote)

MOVED by Councillor De Genova
SECONDED by Councillor Carr

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 5, 7 and 10, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY (Vote No. 08315)
(Councillors Bligh, Dominato and Kirby-Yung absent for the vote)

1. Wildlife Feeding Regulation By-law, a By-law to regulate wildlife feeding (By-law No. 13321)
2. A By-law to amend the Ticket Offences By-law No. 9360 regarding Wildlife Feeding Regulation By-law (By-law No. 13322)
3. City Wharf By-law, a By-law to regulate public use of City wharves (By-law No. 13323)
4. A By-law to amend the Ticket Offences By-law No. 9360 regarding the City Wharf By-law (By-law No. 13324)
5. A By-law to amend Zoning and Development By-law No. 3575 regarding an extension of temporary patios for businesses on private property (By-law No. 13325)
6. A By-law to amend Regional Context Statement Official Development Plan By-law No. 10789 regarding 1325-1333 East Georgia Street (By-law No. 13326)
7. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 regarding 1616-1698 West Georgia Street (By-law No. 13327)

8. A By-law to amend Zoning and Development By-law No. 3575 regarding Building Lines for 1616-1698 West Georgia Street (By-law No. 13328)
9. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 regarding 1650 East 12th Avenue (By-law No. 13329)
10. A By-law to enact a Housing Agreement for 6031 Dunbar Street (By-law No. 13330)

MOTIONS

A. Administrative Motions

None.

B. Council Members' Motions

1. Requests for Leaves of Absence

MOVED by Councillor De Genova

SECONDED by Councillor Carr

THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on June 16, 2022, from 4 pm to 6 pm;

FURTHER THAT Councillor Boyle be granted a Leave of Absence for civic business from meetings on May 26, 2022, from 3 pm to 5 pm;

AND FURTHER THAT Councillor Carr be granted Leaves of Absence for civic business from meetings on the following days and times:

- May 10, 2022, from 3 pm to 10 pm;
- May 11, 2022, from 3 pm to 10 pm; and
- May 12, 2022, from 3 pm to 10 pm.

CARRIED UNANIMOUSLY (Vote No. 08318)

(Councillors Bligh, Dominato and Kirby-Yung absent for the vote)

2. Catalysing Planning for the Future of Central Waterfront District

MOVED by Councillor Fry

SECONDED by Councillor De Genova

WHEREAS

1. Vancouver's Central Waterfront is a natural focal point for the city: with commanding views of the ocean and mountains; where the central business

district and historic old city meet; a gateway to Vancouver for hundreds of thousands of cruise ships and convention centre tourists; and the busiest transportation hub in the region with the convergence of air, marine and rail transportation alongside over 18 million public transit passengers a year travelling by SeaBus, Skytrain, and the West Coast Express;

2. From its incarnation as the Pacific terminus for the CPR transcontinental railway in the early twentieth century, the Central Waterfront district has been contemplated for massive urban renewal and planning around transportation by sea and by rail. The 1960s Project 200 waterfront freeway plan contemplated an automobile-oriented approach that was ultimately supplanted with the introduction of the SeaBus in the 1970s; with further transformational change in 1986 and the introduction of the SkyTrain Expo line and Canada Place, followed by the Helijet and seaplane terminals, the West Coast Express, and the Canada Line in later decades;
3. Today, the Central Waterfront planning area involves a number of landowners and interests including the Vancouver Fraser Port Authority (Port of Vancouver), TransLink, PavCo/Vancouver Convention Centre, CP Rail, GHD Equity Holdings, Cadillac-Fairview, and across all levels of government including the Musqueam, Squamish and Tsleil-Waututh host nations, Federal government, Provincial government, Board of Parks and Recreations, and City of Vancouver;
4. In 1979, the City of Vancouver approved the Central Waterfront Official Development Plan.¹ In reviewing stakeholder positions both port and rail functions indicated an interest in co-existing and co-operating with the City's objectives, summarized thus:

“The basic objectives of the City in planning the Central Waterfront are to make the area more accessible and enjoyable to the people of Vancouver while maintaining a viable port operation and, to ensure future development of the area is compatible with the adjacent Downtown and Gastown. The introduction of urban uses such as commercial, recreational and light industrial in the Central Waterfront, integrated with essential port and rail operations would be most appropriate to achieve these objectives.”

5. In July 2009, Council endorsed the Central Waterfront Hub Framework ² to supplement existing policy and guide future planning for the area, with direction for staff to develop a strategy for seeking the support and involvement of senior levels of government, area landowners, and other stakeholders for implementation of the Waterfront Hub framework;
6. In October 2017, Council approved the City Core 2050 and Related Planning Programs ³ report, which directed a Central Waterfront Review to focus on the iconic northern shore of Vancouver's downtown waterfront, one of the most diverse and multi-modal transportation nodes in the world. Building on the Central Waterfront Hub Framework (2009) and exploring the broader waterfront interface with the Port Lands and Convention Centre activities, working together with Port of Vancouver and TransLink, on a work plan to:

- a. Clarify the extent of waterfront lands to be included in the review;
 - b. Identify optimum infrastructure to service changing demands;
 - c. Explore ways to better integrate transit services and increase capacity to meet growing needs;
 - d. Explore ways to transform the hub into a world-class transportation interchange and a dynamic extension of the downtown to the waterfront; and
 - e. Advance a framework for a possible larger master plan process (future phase);
7. July 2019, Council approved Expanding Downtown Eastside Greenspace and Waterfront Access ⁴, which included staff direction to work with the Port, Park Board, host nations, and urban indigenous communities to identify planning and partnership opportunities, including the development and construction of an indigenous-focused healing, wellness and/or cultural centre at CRAB Park, as part of an overall goal to expand waterfront access;
8. To date, there remains confusion and uncertainty about the future of the Central Waterfront with a number of incompatible and competing aspirations for the area. Recent public forums with Simon Fraser University, and Vancouver City Planning Commission led by the Downtown Waterfront Working Group (DWWG) have engaged and inspired stakeholders, community members and other interested parties to re-imagine the future of the Central Waterfront District; ⁵
9. A February 4, 2022, memo from the General Manager, Planning, Urban Design and Sustainability outlined work between City of Vancouver and Vancouver Fraser Port Authority since a 2018 Letter of Intent to work together on a planning framework for the Central Waterfront. The first phase of this work has so far identified common goals, opportunities, and necessary infrastructure improvements – and engaged key stakeholders (landowners and agencies) including CP Rail, GHD Equity Holdings, Cadillac-Fairview, PavCo and TransLink.
- The memo concludes with acknowledgement that commencement of a comprehensive planning program for the Central Waterfront is not currently funded or resourced within the Planning and Engineering departments' 2022 work programs but, "the City is well-placed to launch a full program in 2023, pending Council direction to do so";
10. The City of Vancouver does not have jurisdiction over the entire Central Waterfront District, however, the City is uniquely empowered with the authority and mandate to convene, collaborate, and envision complex land use decisions and development proposals with senior governments, landowners, and stakeholders as part of comprehensive area planning. The Central Waterfront presents an opportunity for world class city-building and benefits to Vancouverites and visitors for generations to come; and

11. Advancing plans for the Central Waterfront District serves many city goals related to liveability that include: increasing public spaces, enhancing pedestrian and cycling infrastructure, climate change resilience, reconciliation, connecting East Vancouver waterfront, and supporting tourism and the local economy.

THEREFORE BE IT RESOLVED

- A. THAT Council re-affirms the intention to embark on planned regeneration and renewal of the Central Waterfront in collaboration with federal and provincial levels of government, the three host nations, private and community sectors;

FURTHER THAT this intention and planning inform future development proposals for the Central Waterfront District.

- B. THAT Council direct staff to re-engage partners, stakeholders, and the public with the intent to reinvigorate a comprehensive plan for the Central Waterfront District;

FURTHER THAT Council direct staff to report back with necessary budget and resourcing to commence a comprehensive planning program for the Central Waterfront District in the 2023 budget.

REFERENCES:

1. Central Waterfront Official Development Plan (1979)
<https://bylaws.vancouver.ca/odp/odp-central-waterfront.pdf>
2. Central Waterfront Hub Framework (2009)
<https://guidelines.vancouver.ca/policy-plan-central-waterfront-hub-framework.pdf>
3. City Core 2050 and Related Planning Programs (RTS No. 11562, 2017)
<https://council.vancouver.ca/20171017/documents/rr2.pdf>
4. Expanding Downtown Eastside Greenspace and Waterfront Access (as amended, 2019)
<https://council.vancouver.ca/20190710/documents/pspc20190710min.pdf>
5. Downtown Waterfront Working Group
<https://vancouverwaterfront.org/>

referred

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Fry

THAT the motion entitled “Catalysing Planning for the Future of Central Waterfront District”, be referred to the Standing Committee on City Finance and Services meeting

on April 27, 2022, for debate and decision.

CARRIED UNANIMOUSLY
(Councillors Bligh, Dominato and Kirby-Yung absent for the vote)

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Prior to the start of B3, the Mayor relinquished the Chair to Deputy Mayor Boyle, and resumed as Chair after its completion.

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3. Increasing the Empty Homes Tax to Five Percent and Improving Compliance

MOVED by Mayor Stewart
SECONDED by Councillor Fry

WHEREAS

1. Most recent Statistics Canada data show the City of Vancouver continues to have one of the lowest vacancy rates in the country at 1.1 percent;¹
2. The Empty Homes Tax (EHT), also known as the "Vacancy Tax", was introduced in 2017 to return empty and under-utilized properties to the market as long-term rental homes for people who live and work in Vancouver;
3. The program requires residential property owners in Vancouver to self-declare their property status each year;
4. Properties declared, determined, or deemed vacant are currently subject to a tax of three percent of the property's assessed taxable value;
5. Most residential properties are not subject to EHT, including homes that are principal residences for at least six months of the year, homes rented out for at least six months of the year, or homes that are eligible for other exemptions such as death of the registered owner or major renovation activity;
6. According to the *Empty Homes Tax Annual Report 2020*, 5,854 of 195,012 (three percent) of Vancouver homes were deemed vacant, of which 4,227 were exempted under current council bylaw provisions and 1,627 deemed not exempt and subject to the tax;²

¹<https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart/Table?TableId=2.1.31.3&GeographyId=2410&GeographyTypeId=3&DisplayAs=Table&GeographyName=Vancouver#TableMapChart/5915022/4/Vancouver>

² <https://vancouver.ca/files/cov/vancouver-2021-empty-homes-tax-annual-report.pdf>

7. Also, according to the *Empty Homes Tax Annual Report 2020*, “There is strong evidence that the Empty Homes Tax is reducing the number of vacant residential properties in Vancouver.” and, according to a recent Canadian Mortgage and Housing Corporation report, “...of the 8,824 units converted to long-term rental in the Vancouver CMA in 2019, an estimated 5,097 (58 percent) were located in the City of Vancouver;³ and
8. Additional information provided by staff shows City of Vancouver staff performed over 8,000 audits in 2019 and over 9,000 in 2020, with an average of 6.4 percent of those audited found to be in non-compliance.

THEREFORE BE IT RESOLVED

- A. THAT the Empty Homes Tax will be increased from three percent to five percent for the 2023 vacancy tax reference year.
- B. THAT the number of audits will be doubled from the current rate of 9,000, and increased to 20,000 for the 2023 vacancy tax reference year.
- C. THAT staff be directed to report back to council by Q1 2023 regarding:
 - How the Empty Homes Tax might be used to reduce the large number of short-term rental properties;
 - How the Empty Homes Tax exemptions might be altered to improve fairness so that those with legitimate reasons for vacancy are not penalized;
 - What additional measures the City may need to counteract the Empty Homes Tax avoidance;
 - How the Empty Homes Tax will be affected by the new federal anti-flipping measures that tax profits from properties sold within 12 months of a purchase; and
 - How increasing the rate to 10 percent might further increase rental stock.

referred

REFERRAL MOVED by Councillor De Genova
SECONDED by Mayor Stewart

THAT the motion entitled “Increasing the Empty Homes Tax to Five Percent and Improving Compliance”, be referred to the Standing Committee on City Finance and Services meeting on April 27, 2022, in order to hear from speakers, debate and decision.

CARRIED UNANIMOUSLY
(Councillors Bligh, Dominato and Kirby-Yung absent for the vote)

³<https://www.cmhc-schl.gc.ca/en/blog/2020-housing-observer/increase-supply-rental-condominiums-vancouver>

4. CCTV Cameras for the Purpose of Public Safety and Deterring and Solving Violent Crime

MOVED by Councillor De Genova
SECONDED by Councillor Hardwick

WHEREAS

1. Many large cities worldwide, including London and New York, utilize CCTV cameras as a means of surveillance to help deter and solve violent crimes;
2. Technology has advanced in the United Kingdom, and the Metropolitan Police have moved beyond CCTV cameras by implementing Facial Recognition technology. The Metropolitan police have stated, "Facial Recognition (FR) technology can be used in a number of ways by the Met, including to prevent and detect crime, find wanted criminals, safeguard vulnerable people, and to protect people from harm.";
3. Washington, New York and Orlando are among the cities in the United States of America piloting and implementing Facial Recognition technology;
4. During the 2010 Olympics, CCTV cameras were installed and recorded in specific public areas. These cameras and their footage helped maintain public safety and solve violent crime in the City of Vancouver.

For example, CCTV footage helped bring justice to a violent crime committed on Granville Street during the 2010 Olympics when a man attacked a stranger, slashing his throat with a box cutter;

5. Smartphones equipped with video recording are common, and in many countries, including Canada, there are no laws precluding people from filming people in public spaces;
6. Expanding CCTV cameras in public spaces in the City of Vancouver was debated by Vancouver City Council in 2018. However, violent crime has since increased;
7. The City of Vancouver currently uses public safety cameras to 'support public safety operations during planned events like the Celebration of Lights and assist first responders during emergencies.' The City of Vancouver website includes maps with the locations of these cameras; and
8. Privately owned and installed CCTV cameras have assisted police in investigations to solve crimes. However, the coverage of these cameras cannot be relied on for consistency or coverage city-wide.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to engage the Vancouver Police Department and determine critical areas where CCTV cameras could be installed in public, yet not monitored live, to deter violent crime and collect evidence to help solve violent crime;

FURTHER THAT Council direct staff to report back to Council in Q3 2022 with recommendations, including recommendations to fund CCTV cameras, to prioritize public safety.

- B. THAT Council direct staff to engage the Vancouver Police Department and the Office of the Information and Privacy Commissioner to conduct a Privacy Impact Assessment;

FURTHER that staff work with the Vancouver Police Department to develop a strategy to educate property owners, businesses and residents about the value of using CCTV cameras to deter crime and help solve incidents of violent crime occurring in the City of Vancouver and report back to Council with an update by Q3 2022.

REFERENCES:

1. Facial Recognition
Metropolitan Police
<https://www.met.police.uk/advice/advice-and-information/fr/facial-recognition>
2. Throat Slashing Victim Left With Disappointment
Global News
<https://globalnews.ca/news/158667/throat-slashing-victim-left-with-disappointment/>
3. Vancouver Councillor seeks changes, even cameras, on Granville Strip
Vancouver Sun
<https://vancouversun.com/news/crime/vancouver-councillor-seeks-changes-even-cameras-on-granville-strip>
4. Public Safety Cameras
City of Vancouver
<https://vancouver.ca/home-property-development/public-safety-cameras.aspx>
5. Security Camera catches Vancouver Senior robbed in distraction theft
Global News
<https://globalnews.ca/news/7372157/security-camera-senior-distraction-theft/>

referred

REFERRAL MOVED by Councillor De Genova
SECONDED by Councillor Hardwick

THAT the motion entitled “CCTV Cameras for the Purpose of Public Safety and Deterring and Solving Violent Crime”, be referred to the Standing Committee on City Finance and Services meeting on April 27, 2022, in order to hear from speakers, debate and decision.

CARRIED UNANIMOUSLY
(Councillors Bligh, Dominato and Kirby-Yung absent for the vote)

NOTICE OF COUNCIL MEMBER’S MOTIONS

1. Urging the BC Government to End Its Immigration Detention Contract with the Canada Border Services Agency

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 May 17, 2022, as a Council Members’ Motion.

2. Emergency Actions to Protect SRO Tenants from Displacement to Save Lives

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 May 17, 2022, as a Council Members’ Motion.

3. Amendments to the *Procedure By-law* to Enable Council to Hold Meetings Through the Duration of Council Terms

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 May 17, 2022, as a Council Members’ Motion.

4. Moving Forward: Housing and the Missing Middle

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 May 17, 2022, as a Council Members’ Motion.

NEW BUSINESS

1. Requests for Leave of Absence

MOVED by Councillor De Genova

SECONDED by Councillor Fry

THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on June 9, 2022, from 3 pm to 10 pm;

FURTHER THAT Councillor Hardwick be granted a Leave of Absence for personal reasons from meetings on April 27, 2022, from 9:30 am to 1 pm;

FURTHER THAT Mayor Stewart be granted a Leave of Absence for civic business from meetings on April 27, 2022, 6 pm to 8 pm;

FURTHER THAT Mayor Stewart be granted Leaves of Absence for personal reasons from meetings on May 17, 2022, from 6 pm to 10 pm, and June 14, 15 and 16, 2022;

AND FURTHER THAT Councillor Fry be granted a Leave of Absence for personal reasons from meetings on April 27, 2022, from 9:30 am to 10:30 am.

CARRIED UNANIMOUSLY

(Councillors Bligh, Dominato and Kirby-Yung absent for the vote)

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Prior to the start of New Business 2, the Mayor relinquished the Chair to Deputy Mayor Boyle, and resumed as Chair after its completion.

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2. Signing the COP26 Zero Emissions Vehicle Declaration

MOVED by Mayor Stewart

SECONDED by Councillor De Genova

WHEREAS

1. On November 17, 2020, Council approved the Climate Emergency Action Plan, putting Vancouver on track to reduce our carbon pollution by 50% by 2030 in alignment with the findings of the United Nations Intergovernmental Panel on Climate Change to limit global warming to 1.5 C;
2. Vancouver's Climate Emergency Action Plan sets out ambitious targets and actions to reduce greenhouse gas emissions, including the goal that by 2030,

50% of the kilometers driven on Vancouver's roads will be by zero emissions vehicles;

3. Delegates to United Nations Conference on Climate Change in 2021 ("COP26") created a Zero Emissions Vehicle Declaration which compels representatives of governments, businesses, and other organisations with an influence over the future of the automotive industry and road transport to rapidly accelerating the transition to zero emission vehicles to achieve the goals of the [Paris Agreement](#);
4. The text of the COP26 Declaration can be found [here](#), with the specific clause for cities as follows:

C. As cities, states, and regional governments, we will work towards converting our owned or leased car and van fleets to zero emission vehicles by 2035 at the latest, as well as putting in place policies that will enable, accelerate, or otherwise incentivise the transition to zero emission vehicles as soon as possible, to the extent possible given our jurisdictional powers.

5. The governments of Canada and British Columbia are both signatories to this declaration; and
6. The deadline for new signatories is May 6.

THEREFORE BE IT RESOLVED THAT Council endorse the [COP26 Zero Emissions Vehicle Declaration](#) and direct the Mayor to communicate Council's endorsement.

CARRIED UNANIMOUSLY (Vote No. 08316)
(Councillors Bligh, Dominato and Kirby-Yung absent for the vote)

ENQUIRIES AND OTHER MATTERS

1. Update: Sustaining Vancouver's Chinatown

Councillor Fry requested an update on the Motion entitled "Sustaining Vancouver's Chinatown", approved by Council at the Standing Committee on City Finance and Services meeting on November 25, 2020, specifically staff's work to prepare an expedited, innovative tenanting and activation strategy for the City-owned Chinatown Plaza (106 Keefer Street) with the goal of creating a vibrant hub in this historic neighbourhood that also enables ongoing programming and placemaking. The City Manager provided a brief update which included staff's previous recommendation to repurpose the property as a destination food hall; however due to the Covid-19 pandemic, staff was unable to further pursue this option. The City Manager agreed to follow up with staff and provide an update.

2. Licensing for Food Courier App Delivery Riders

Councillor Fry enquired whether the *Vehicles for Hire By-law* No. 6066 could be updated to also

include food delivery and micro mobility devices. The City Manager noted the current licensing does not apply and agreed to follow up with staff and provide an update.

3. Update: Winters Hotel Fire

Councillor Fry enquired whether Council will receive an update from Fire Chief Fry in regards to the Winters Hotel fire incident. The City Manager noted further updates to Council are forthcoming.

4. Elected Officials Intergovernmental Collaboration

Councillor Wiebe enquired whether it would be possible for staff to look at new models of collaboration between other levels of governments' elected officials and the City's Intergovernmental team, in order to deal with inter-jurisdictional issues. The City Manager noted that the City is always communicating with the Federal and Provincial governments, for example, through the Mayor's conversations with other elected officials, and staff working at other staff levels within those governments. The City Manager also noted that if Council is interested in engaging with other elected officials, City staff would be happy to facilitate.

5. Update: Budget and Spending on UNESCO in Chinatown

Councillor De Genova enquired whether staff have had a chance to reply to this enquiry, previously made at the last Council meeting on April 12, 2022. City Manager noted that staff emailed a response and would ensure all Council has received it.

6. Smoke Alarms and Sprinklers Inspections in SROs

Councillor De Genova enquired how often are smoke alarms and sprinkler systems in SROs inspected and who would be in charge of inspecting them. The City Manager noted that the Fire and Rescue Services department provides inspections twice a year, and members of the public are encouraged to report any fire detector malfunctions to 3-1-1, and those reports will be communicated to the Fire teams to further investigate. The City Manager agreed to follow-up with a written response.

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY
(Councillors Bligh, Dominato and Kirby-Yung absent for the vote)

Council adjourned at 8:06 pm.

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