



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

APRIL 27, 2022

A meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, April 27, 2022, at 9:33 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened by electronic means as authorized under the Part 14 of the *Procedure By-law*.

PRESENT:

- Councillor Rebecca Bligh, Chair
- Mayor Kennedy Stewart
- Councillor Christine Boyle
- Councillor Adriane Carr
- Councillor Melissa De Genova
- Councillor Lisa Dominato
- Councillor Pete Fry, Vice-Chair* (Leave of Absence for civic business from 9:30 am to 10:30 am)
- Councillor Colleen Hardwick* (Leave of Absence for civic business from 9:30 am to 1 pm)
- Councillor Sarah Kirby-Yung* (Leave of Absence for civic business from 6:30 pm to 8 pm)
- Councillor Jean Swanson
- Councillor Michael Wiebe*

CITY MANAGER'S OFFICE: Paul Mochrie, City Manager

CITY CLERK'S OFFICE: Lesley Matthews, Chief, External Relations and Protocol
David Yim, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

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

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Carr

THAT Council adopt items 4 and 5 on consent.

CARRIED UNANIMOUSLY

1. Supporting the Innovation Economy (Member's Motion B.7)

At the Council meeting on April 12, 2022, Council referred this item to the Standing Committee on Policy and Strategic Priorities meeting on April 13, 2022, in order to hear from speakers, followed by debate and decision. Subsequently, due to time constraints, Council referred this item to the Standing Committee on City Finance and Services meeting on April 27, 2022.

The Committee heard from seven speakers in support of the motion.

MOVED by Councillor Wiebe

THAT the Committee recommend to Council

WHEREAS

1. Vancouver is recognized as a global hub for innovation, in particular in the sectors of cleantech, visual effects, virtual reality, biotech, augmented reality, Web3, blockchain, NFT technology, video gaming, Cloud as a Service, and applied artificial intelligence. Vancouver has been recently acknowledged as the second fastest growing innovation hub in North America according to CBRE. An unprecedented 14 unicorns (private companies valued over \$1B) have been based in Vancouver over the past 2 years. These unicorns include Trulioo (\$2.1B), Clio (\$2B), Dapper Labs (\$7.6B), GeoComply (\$1B), among others. Here is a report on [Six Stories In 2021 That Demonstrated Vancouver's Web3 Emergence](#);
2. Vancouver is host to innovation forums, hubs and coalitions, many of which the [Vancouver Economic Commission](#) (VEC) is active participants and/or partners with including:
 - a. [Metro Vancouver Zero Emissions Innovation Centre](#) – the Vancouver chapter of the Low Carbon Cities Canada initiative, which now includes ZEBx
 - b. [BC's Centre for Innovation and Clean Energy](#) – supports scaling clean energy solutions
 - c. [Vancouver Maritime Centre for Climate](#) – supports decarbonizing maritime shipping and marine vessels
 - d. [SMART Biofuels consortium at UBC](#) – supports decarbonizing long haul transportation (aviation, trucking, rail & maritime)
 - e. [Foresight Canada](#) – seeks to be a cleantech accelerator
 - f. [Share Reuse Repair Initiative](#) – supports the transition to a Circular Economy

- g. [Circular Food innovation Lab](#) - supports solutions to eliminate avoidable food waste across Vancouver's food supply chain
 - h. [Frontier Collective](#) - supports early stage infrastructure, economic development and investment attraction;
3. The VEC has two signature programs focused on growing the local cleantech and sustainable innovation business community:
- a. [Project Greenlight](#)
 - i. Supports innovators to gain access to municipal and institutional assets and infrastructure to demonstrate or pilot test their sustainability-related solutions i.e. cleantech, clean energy, "smart-city" and other more;
 - ii. Helps innovators commercialize their green solutions faster, and get critical market feedback from member-institutions (e.g. City of Vancouver, Translink, Fortis, etc.) who in turn can better understand solutions to help address climate change;
 - b. [The Angels for Climate Solutions Program](#)
 - i. The innovation necessary to meet our climate goals;
 - ii. Accepted 20 climate-tech start-ups from a pool of 56 applicants, and 21 angel investors, 9 of whom were accredited and 12 non-accredited with an equity pool of \$122,000; and
 - iii. One of the largest innovation-centered collaborations in our ecosystem, achieving a near 50% representation of visible minorities in both investor and start-up cohorts.

THEREFORE BE IT RESOLVED THAT Council direct the Vancouver Economic Commission (VEC) to provide a high level overview and profile to Council of the local innovation ecosystem, including examples of key innovation organizations, number of jobs, capital investment (subject to available data), key strengths, issues and opportunities for local innovation sectors, and examples of how local innovation can further climate action, equity and diversity priorities;

FURTHER THAT the staff at VEC host a roundtable with key leaders in the local innovation ecosystem to gather further industry input.

amended

AMENDMENT MOVED by Councillor Kirby-Yung

THAT the main motion be struck and insert the following:

- A. THAT Council direct staff to report back following consultation within the local innovation ecosystem on how the City within its role and jurisdiction,

can better support these important sectors by reducing impediments and barriers in permitting, land use and regulation, to further a vibrant innovation, tech and climate friendly economy.

- B. THAT this work include engagement with the Vancouver Economic Commission and leaders in the local tech (including AR, VR, metaverse) and innovation ecosystem to help inform recommendations.

withdrawn

At 10:48 am, during debate, it was

MOVED by Councillor Kirby-Yung

THAT the previous amendment be withdrawn.

CARRIED UNANIMOUSLY

AMENDMENT MOVED by Councillor Kirby-Yung

THAT the following be struck:

FURTHER THAT the staff at VEC host a roundtable with key leaders in the local innovation ecosystem to gather further industry input;

FURTHER THAT the following be added to the end of A:

FURTHER THAT Council direct staff to report back following consultation within the local innovation ecosystem on how the City within its role and jurisdiction, can better support these important sectors by reducing impediments and barriers in permitting, land use and regulation, to further a vibrant innovation, tech and climate friendly economy;

AND FURTHER THAT the following be added as B:

THAT this work include engagement with the Vancouver Economic Commission and leaders in the local tech (including AR, VR, metaverse) and innovation ecosystem to help inform recommendations.

CARRIED UNANIMOUSLY (Vote No. 08319)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 08320).

FINAL MOTION AS APPROVED

- A. THAT Council direct the Vancouver Economic Commission (VEC) to provide a high level overview and profile to Council of the local innovation ecosystem, including examples of key innovation organizations, number of jobs, capital investment (subject to available data), key strengths, issues and opportunities for

local innovation sectors, and examples of how local innovation can further climate action, equity and diversity priorities;

FURTHER THAT Council direct staff to report back following consultation within the local innovation ecosystem on how the City within its role and jurisdiction, can better support these important sectors by reducing impediments and barriers in permitting, land use and regulation, to further a vibrant innovation, tech and climate friendly economy.

- B. THAT this work include engagement with the Vancouver Economic Commission and leaders in the local tech (including AR, VR, metaverse) and innovation ecosystem to help inform recommendations

2. Enabling a Recovery Community Centre in the City of Vancouver (Member's Motion B.8)

At the Council meeting on April 12, 2022, Council referred this item to the Standing Committee on Policy and Strategic Priorities meeting on April 13, 2022, in order to hear from speakers, followed by debate and decision. Subsequently, due to time constraints, Council referred this item to the Standing Committee on City Finance and Services meeting on April 27, 2022.

The Committee heard from three speakers in support of the motion.

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At 11:49 am, it was

MOVED by Councillor Carr

THAT the Committee extend the meeting past 12 pm in order to complete item 2 on the agenda.

CARRIED UNANIMOUSLY

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MOVED by Councillor Bligh

THAT the Committee recommend to Council

WHEREAS

1. On April 14, 2016, then Provincial Health Officer, Dr. Perry Kendall, declared a public health emergency under the *Public Health Act* due to the significant rise in opioid-related overdose deaths reported in B.C.;
2. The City of Vancouver has likewise signalled a state of emergency with respect to the unregulated, contaminated drug supply and the associated opioid-related overdose deaths. In July 2019, Vancouver City Council approved the Safe

- Supply Statement, created in collaboration with the Vancouver Community Action Team, whereby the City will share with other government partners, including the Government of Canada, and advocate for access to a safe, regulated drug supply;
3. Under the *Public Health Act*, real-time information can be collected, reported, and analyzed across the health system in a public health emergency, to immediately identify where risks are arising and to take proactive action to warn and protect people who use drugs;
 4. Almost 7,000 British Columbians have died from the Province's poisoned, unregulated drug supply since the overdose public health emergency was declared on April 14, 2016. Moreover, subsequent to the declaration of the COVID-19 public health emergency on March 17, 2020, the rate of overdose events and illicit drug toxicity deaths have increased and surpassed historic highs;
 5. In May 2017, the Federation of Canadian Municipalities' (FCM) Big-City Mayors' Caucus launched a Task Force on the Opioid Crisis to share best practices and save lives. The Task Force put forward a series of comprehensive recommendations to the federal government for a coordinated, nation-wide action by all orders of government, including action on all four pillars of Canada's drug strategy: i.e., harm reduction, treatment, prevention, and enforcement;
 6. Among the recommendations of the FCM Mayors' Task Force on the Opioid Crisis, the recommendations related to treatment include a recommendation for zero delays for getting into comprehensive treatment programs;
 7. 2021 was the deadliest year for illicit-drug overdoses in B.C., with the highest ever number of deaths in a single month recorded in the month of October (201 deaths) and 1,782 deaths in the first ten months of 2021, surpassing the 1,765 deaths recorded in all of 2020;
 8. It is abundantly clear that urgent action continues to be required on multiple levels to prevent further deaths from overdoses and the poisoned drug supply. This urgent action includes advocating for a safe supply: But it also calls for stronger and more effective supports for people seeking treatment or recovery options specific to their chosen path to wellness, including supports for those persons who choose harm reduction or who are not ready to make the recovery step;
 9. There are many known gaps in the system when it comes to treatment options, and people who are ready for recovery typically face barriers to accessing the right treatment option at the right moment in time. Treatment options are not always available in-the-moment when a person is ready to pursue recovery, and this often leads to relapses, additional overdoses and deaths, and a missed opportunity;
 10. Among the most persistent treatment gap is the gap between the moment in time that a person is ready to enter into recovery and the corresponding availability of

an appropriate treatment path for them to access. Experts point to this gap as perhaps the most crucial gap in the system that needs to be addressed in order for more people to find their path to recovery in ways that reflect autonomy, choice, and real time response;

11. The Recovery Coach model has demonstrated enormous potential to successfully fill the gap between the time that a person is ready to enter into recovery and the time that the most effective treatment path and option is available for them to pursue. This gap period is frequently cited as the stumbling block to successful recovery. This includes those whose path the recovery includes access to a safe supply;
12. The Recovery Coach model is based on trained paraprofessionals who use theoretically sound, evidence-based knowledge and skills to empower people with substance use or addiction issues to enable them to overcome barriers and build “recovery capital” to enter recovery and progress along their chosen journeys. Recovery Coaches bridge gaps in the system, connecting people to the types of treatment and support they need, and linking them with resources and recovery support networks in their communities;
13. The Recovery Coach model has great potential for our city in the face of the overdose crisis and poisoned drug supply, and Vancouver Coastal Health has identified the need for a non-medicalized Recovery Community Center that can offer people in-the-moment access to recovery coaches and help-centered approaches; and
14. The City of Vancouver has infrastructure resources and jurisdictional powers such as zoning, as well as access to City-owned sites and buildings, and the ability to expedite and otherwise enable facility improvements and permitting that could serve to support the prompt establishment of a Recovery Community Center in the city. It is therefore incumbent upon the City and City Council to make these resources available and to use these jurisdictional powers to prevent overdose and opioid-related deaths and better support individual paths to recovery.

THEREFORE BE IT RESOLVED

- A. THAT Council endorse the need to establish a Recovery Community Centre space in the city and thereby direct staff to work with Vancouver Coastal Health and other relevant partners to enable the rapid establishment of a Recovery Community Centre in the city in as timely a manner as possible given the dire, life-critical nature of the public health emergency faced by our city and its people;

FURTHER THAT Council specifically direct and empower the City’s Development, Buildings, and Licensing staff, Real Estate and Facilities Management Services staff, and the City’s Arts, Culture, and Community Services staff to work in close coordination to identify and facilitate any zoning and/or related permitting requirements and/or adjustments that may be required, as well as any necessary site improvements requiring consideration, on an expedited basis to achieve the rapid establishment of a Recovery Community

Center in the city, including explorations of the potential use and/or access to appropriate City-owned sites.

- B. THAT, pursuant to the direction to staff in clause “A” above – staff shall advise Council of any actions required on the part of Council that may be necessary to accomplish the Recovery Community Center objectives noted in clause “A” above.
- C. THAT Council direct staff to report back with recommendations for policies, protocols, and procedures by the start of Q4 that would assign the highest priority to, and otherwise expedite, permit applications and approval processes that specifically relate to life-critical facilities and/or amenities that respond to the overdose crisis and related actions, with the aim being to ensure that the establishment of facilities and/or amenities of this nature are not delayed or otherwise bottlenecked behind by applications and/or approval processes that do not, by their inherent nature, respond directly to the life-critical needs of the overdose crisis.

CARRIED UNANIMOUSLY (Vote No. 08321)

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The Committee recessed at 11:56 am and reconvened at 1:02 pm.

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**3. 2021 Housing Progress Report, Housing Needs Report, and Update on Housing Targets Refresh
April 6, 2022**

Staff from Housing Policy provided a presentation and responded to questions.

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During questions to staff, it was

MOVED by Councillor Hardwick

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

CARRIED UNANIMOUSLY

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The Committee heard from two speakers in support of the recommendations, two speakers opposed to the recommendations, and three speakers who spoke about other aspects of the recommendations.

MOVED by Councillor De Genova
THAT the Committee recommend to Council

- A. THAT Council receive for information the 2021 Housing Progress Report, as contained in Appendix A of the Report dated April 6, 2022, entitled “2021 Housing Progress Report, Housing Needs Report, and Update on Housing Targets Refresh”.
- B. THAT Council receive for information the City of Vancouver Housing Needs Report, as contained in Appendix B of the Report dated April 6, 2022, entitled “2021 Housing Progress Report, Housing Needs Report, and Update on Housing Targets Refresh”, in order to satisfy the City’s Housing Needs Report requirement specified in the *Vancouver Charter* and the *Vancouver Housing Needs Report Regulation*.
- C. THAT Council direct Staff to continue work on re-refreshing the Housing Vancouver 10-year targets, including additional consultation to test and refine initial concepts as well as to incorporate the most recent 2021 Census data as it becomes available, and report back in 2023 with finalized targets for Council adoption.

amended

AMENDMENT MOVED by Councillor De Genova

THAT the following be added as D:

THAT Council direct staff to consider expanding the expedited process in the Social Housing or Rental Tenure (SHORT) Program to affordable rental housing that is not classified as social housing and report back with an update in 2023.

CARRIED (Vote No. 08322)
(Councillors Boyle, Carr, Fry, and Swanson opposed)
(Councillor Kirby-Yung absent for the vote)

AMENDMENT MOVED by Councillor Swanson

THAT the following be added as E:

THAT staff report back as soon as possible, with a plan, including budget, timeline and options, including asks to partners and what the city can contribute, that could actually meet the housing and affordability needs of the 86,000 Vancouver households in housing need.

CARRIED (Vote No. 08323)
(Councillor Hardwick opposed)
(Councillor Kirby-Yung absent for the vote)

AMENDMENT MOVED by Councillor Hardwick

THAT in C., the following words be added “June 2022 to address currently released Census data, and again in” before the year, “2023”.

withdrawn

At 4:32 pm, during debate, it was,

MOVED by Councillor Hardwick

THAT the previous amendment be withdrawn.

CARRIED UNANIMOUSLY

The amendments having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 08324) with Councillor Hardwick abstaining from the vote.

FINAL MOTION AS APPROVED

- A. THAT Council receive for information the 2021 Housing Progress Report, as contained in Appendix A of the Report dated April 6, 2022, entitled "2021 Housing Progress Report, Housing Needs Report and Update on Housing Targets Refresh".
- B. THAT Council receive for information the City of Vancouver Housing Needs Report, as contained in Appendix B of the Report dated April 6, 2022, entitled "2021 Housing Progress Report, Housing Needs Report and Update on Housing Targets Refresh", in order to satisfy the City's Housing Needs Report requirement specified in the *Vancouver Charter* and the Vancouver Housing Needs Report Regulation.
- C. THAT Council direct Staff to continue work on re-freshing the Housing Vancouver 10-year targets, including additional consultation to test and refine initial concepts as well as to incorporate the most recent 2021 Census data as it becomes available, and report back in 2023 with finalized targets for Council adoption.
- D. THAT Council direct staff to consider expanding the expedited process in the Social Housing or Rental Tenure (SHORT) Program to affordable rental housing that is not classified as social housing and report back with an update in 2023.
- E. That staff report back as soon as possible, with a plan, including budget, timeline and options, including asks to partners and what the city can contribute, that could actually meet the housing and affordability needs of the 86,000 Vancouver households in housing need.

**4. Vancouver Heritage Foundation Board – Annual Report 2021
February 24, 2022**

THAT the Committee recommend to Council

- A. THAT Council approve the 2021 Annual Report of Vancouver Heritage Foundation attached as Appendix A of the Report dated February 24, 2022, entitled “Vancouver Heritage Foundation Board – Annual Report 2021”.
- B. THAT Council approve payment of a grant to Vancouver Heritage Foundation in the amount of \$140,771 to be used as operating funds for the third year of the three-year operating agreement (2020 - 2022), source of funding is the 2022 Operating Budget.
- C. THAT Council authorize the Director of Legal Services to draft and execute a new three-year operating agreement for 2023, 2024 and 2025 at a base annual cost of \$143,586 plus inflationary increases, for the Vancouver Heritage Foundation’s services, and that the new operating agreement be to the satisfaction of the Director of Legal Services and the City Manager. Funding for 2023 - 2025 to be addressed as part of the annual operating budget process.

ADOPTED ON CONSENT AND B
BY THE REQUIRED MAJORITY (Vote No. 08326)

**5. Environmental Consulting Services
April 6, 2022**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate to the satisfaction of the City’s General Manager of Real Estate and Facilities Management, City’s Director of Legal Services, and the City’s Chief Procurement Officer and enter into contracts, for providing environmental assessment and remediation consulting services with:
 - SLR Consulting (Canada) Ltd.
 - SNC Lavalin
 - Pottinger Gaherty Environmental Consultants Ltd.
 - Active Earth Engineering Ltd.
 - AECOM Canada Ltd.
 - Core 6 Environmental Ltd.
 - Arcadis Canada Inc.
 - Thurber Engineering Ltd.
 - Keystone Environmental Ltd.

for a term of three (3) years, with an estimated contract value of \$2,650,000, plus applicable taxes over the initial three year term, to be funded through Annual Capital Expenditure Budget, the Multi-Year Capital Budget and the Operating Budget subject to Council approval.

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

ADOPTED ON CONSENT (Vote No. 08327)

6. Catalysing Planning for the Future of Central Waterfront District (Member's Motion B.2)

At the Council meeting on April 26, 2022, Council referred the following motion to the Standing Committee on City Finance and Services meeting on April 27, 2022, for debate and decision.

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At 4:54 pm, it was

MOVED by Councillor Hardwick

THAT the Committee extend the meeting past 5 pm in order to complete item 6 on the agenda.

CARRIED UNANIMOUSLY

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MOVED by Councillor Fry

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.

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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/>

CARRIED UNANIMOUSLY (Vote No. 08325)

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The Committee recessed at 5:05 pm and reconvened at 6:06 pm.

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7. Increasing the Empty Homes Tax to Five Percent and Improving Compliance (Member's Motion B.3)

At the Council meeting on April 26, 2022, Council referred the following motion to the Standing Committee on City Finance and Services meeting on April 27, 2022, in order to hear from speakers, followed by debate and decision.

MOVED by Mayor Stewart

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
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:

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>

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

- 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.

* * * * *

amended

AMENDMENT MOVED by Councillor Hardwick

THAT in the second bullet of C, the following words be added “and/or having a second property” before the words “are not penalized”.

CARRIED (Vote No. 08328)
(Councillors Boyle, Fry and Swanson opposed)
(Councillor Wiebe absent for the vote)

AMENDMENT MOVED by Councillor Dominato

THAT the following be added to the end of A:

FURTHER THAT notification of the Empty Homes Tax increase from three percent to five percent for the 2023 vacancy tax reference year be included in the upcoming tax notices mailed and delivered electronically to property owners in May 2022.

CARRIED UNANIMOUSLY (Vote No. 08329)
(Councillor Wiebe absent for the vote)

AMENDMENT MOVED by Councillor Dominato

THAT the following be added to the end of B:

FURTHER THAT the cost of hiring additional staff to administer the increased audits will be fully cost-recovered from the vacancy tax revenues.

CARRIED UNANIMOUSLY (Vote No. 08330)
(Councillor Wiebe absent for the vote)

AMENDMENT MOVED by Councillor Dominato

THAT the following be added as D:

THAT Council direct staff to improve the Empty Homes Tax web portal with the end user in mind to ensure property owners get clear information about the EHT and how to navigate the different reporting and appeal processes;

FURTHER THAT Council direct staff to explore and report back on how they can improve communication to property owners about the EHT deadlines, noting that legitimate home owners continue missing deadlines, and not receiving tax EHT and being unduly penalized.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Fry

THAT in D. the following words “how to report empty homes” be added before the words “and how to navigate”.

CARRIED UNANIMOUSLY (Vote No. 08331)
(Councillors Kirby-Yung and Wiebe absent for the vote)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 08332) with Councillors Kirby-Yung and Wiebe absent for the vote.

AMENDMENT MOVED by Councillor Fry

THAT in C. the following words be struck “Q1 2023” and replaced with “early Q4 2022”;

FURTHER THAT the following be added as the fourth bullet in C:

A cost-benefit analysis of doubling the number of audits;

FURTHER THAT in the sixth bullet of C, the following words be added “5 or” before “10 percent”;

AND FURTHER THAT the following be added as a seventh bullet of C:

How increasing the rate to 5 or 10 percent might significantly increase the risk of tax evasion and unintended consequences.

CARRIED UNANIMOUSLY (Vote No. 08333)
(Councillor Wiebe absent for the vote)

AMENDMENT MOVED by Councillor De Genova

THAT the following be added as E:

THAT Council direct staff to bring forward changes to the Empty Homes Tax to exempt vacant land that has never before been developed or been a dwelling.

LOST (Vote No. 08334).
(Councillors Boyle, Carr, Fry, Swanson, and Mayor Stewart opposed)
(Councillor Wiebe absent for the vote)

AMENDMENT MOVED by Councillor De Genova

THAT the following be added as E:
THAT Council direct staff to bring forward changes to the Empty Homes Tax to exempt properties formally in the Development Process with the City of Vancouver, beyond one year.

LOST (Vote No. 08335)
(Councillors Boyle, Carr, Fry, Hardwick, Swanson, and Mayor Stewart opposed)
(Councillors Kirby-Yung and Wiebe absent for the vote)

AMENDMENT MOVED by Councillor De Genova

THAT the following be added as E:
THAT Council direct staff to bring forward changes to exempt land owned by MST from the empty homes tax.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Boyle

THAT in E, the following words be struck “changes to exempt” and replaced with “more information for Council to consider related to the possibility and impacts of exempting”.

CARRIED UNANIMOUSLY (Vote No. 08336)
(Councillors Kirby-Yung and Wiebe absent for the vote)

The amendment to the amendment having carried, the amended amendment was put and CARRIED UNANIMOUSLY (Vote No. 08337); the motion as amended was then put and CARRIED UNANIMOUSLY (Vote No. 08338) with Councillors Kirby-Yung and Wiebe absent for both votes.

FINAL MOTION AS APPROVED

- A. THAT the Empty Homes Tax will be increased from three percent to five percent for the 2023 vacancy tax reference year;

FURTHER THAT notification of the Empty Homes Tax increase from three percent to five percent for the 2023 vacancy tax reference year be included in the upcoming tax notices mailed and delivered electronically to property owners in May 2022.
- 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;

FURTHER THAT the cost of hiring additional staff to administer the increased audits will be fully cost-recovered from the vacancy tax revenues.

- C. THAT staff be directed to report back to council by early Q4 2022 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, and/or having a second property, are not penalized;
 - What additional measures the City may need to counteract the Empty Homes Tax avoidance;
 - A cost-benefit analysis of doubling the number of audits;
 - 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;
 - How increasing the rate to 5 or 10 percent might further increase rental stock; and
 - How increasing the rate to 5 or 10 percent might significantly increase the risk of tax evasion and unintended consequences.
- D. THAT Council direct staff to improve the Empty Homes Tax web portal with the end user in mind to ensure property owners get clear information about the EHT, how to report empty homes and how to navigate the different reporting and appeal processes;
- FURTHER THAT Council direct staff to explore and report back on how they can improve communication to property owners about the EHT deadlines, noting that legitimate home owners continue missing deadlines, and not receiving tax EHT and being unduly penalized.
- E. THAT Council direct staff to bring forward more information for Council to consider related to the possibility and impacts of exempting land owned by MST from the empty homes tax.

8. CCTV Cameras for the Purpose of Public Safety and Deterring and Solving Violent Crime (Member's Motion B.4)

At the Council meeting on April 26, 2022, Council referred the following motion to the Standing Committee on City Finance and Services meeting on April 27, 2022, in order to hear from speakers, followed by debate and decision.

The Committee heard from one speaker in support of the motion, four speakers in opposition of the motion, and one speaker who spoke about other aspects of the motion.

MOVED by Councillor De Genova

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.

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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/>

LOST (Vote No. 08339)
(Councillors Bligh, Boyle, Carr, Dominato, Fry, Hardwick, Swanson, and Mayor Stewart opposed)
(Councillors Kirby-Yung and Wiebe absent for the vote)

The Committee adjourned at 8:48 pm.

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

APRIL 27, 2022

A meeting of the Council of the City of Vancouver was held on Wednesday, April 27, 2022, at 8:40 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on City Finance and Services meeting, to consider the recommendations and actions of the Committee. This Council meeting was convened by electronic means as authorized under the Part 14 of the *Procedure By-law*.

PRESENT: Mayor Kennedy Stewart
Councillor Rebecca Bligh
Councillor Christine Boyle
Councillor Adriane Carr
Councillor Melissa De Genova
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Colleen Hardwick
Councillor Jean Swanson

ABSENT: Councillor Sarah Kirby-Yung
Councillor Michael Wiebe

CITY MANAGER'S OFFICE: Paul Mochrie, City Manager

CITY CLERK'S OFFICE: Lesley Matthews, Chief, External Relations and Protocol
David Yim, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
Wednesday, April 27, 2022

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

1. Supporting the Innovation Economy (Member's Motion B.7)
2. Enabling a Recovery Community Centre in the City of Vancouver (Member's Motion B.8)
3. 2021 Housing Progress Report, Housing Needs Report, and Update on Housing Targets Refresh
4. Vancouver Heritage Foundation Board - Annual Report 2021
5. Environmental Consulting Services
6. Catalysing Planning for the Future of Central Waterfront District (Member's Motion B.2)
7. Increasing the Empty Homes Tax to Five Percent and Improving Compliance (Member's Motion B.3)

8. CCTV Cameras for the Purpose of Public Safety and Deterring and Solving Violent Crime (Member's Motion B.4)

Items 1 to 8

MOVED by Councillor Carr
SECONDED by Councillor Fry

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of April 27, 2022, as contained in Items 1 to 8, be approved.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED by Councillor Hardwick
SECONDED by Councillor Fry

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 8:49 pm.

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