



COUNCIL MEETING MINUTES

DECEMBER 6, 2022

A Meeting of the Council of the City of Vancouver was held on Tuesday, December 6, 2022, at 9:30 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened by electronic means as authorized in Part 14 of the *Procedure By-law*.

PRESENT:

Mayor Ken Sim
Councillor Christine Boyle
Councillor Adriane Carr
Councillor Lisa Dominato
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Lenny Zhou

ABSENT:

Councillor Rebecca Bligh (Leave of Absence – Civic Business)

CITY MANAGER'S OFFICE:

Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager

CITY CLERK'S OFFICE:

Rosemary Hagiwara, Acting City Clerk
Bonnie Kennett, Meeting Coordinator

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 – National Day of Remembrance and Action on Violence Against Women

The Mayor acknowledged every year on December 6, National Day of Remembrance and Action on Violence Against Women, we remember the murders of 14 female engineering students at Polytechnique Montréal, and also remember and honour all others who have experienced all forms of gender-based violence. A moment of silence was observed to recognize those who have experienced gender-based violence and those who have lost to it.

IN CAMERA MEETING

MOVED by Councillor Meiszner

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:

Section 165.2(1)

- (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;
- (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;
- (f) law enforcement, if the Council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- (g) litigation or potential litigation affecting the city;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 [disclosure harmful to business interests of a third party] of the Freedom of Information and Protection of Privacy Act;
- (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;

Section 165.2(2)

- (b) the consideration of information received and held in confidence relating to negotiations between the city and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Inaugural Council – November 7, 2022

MOVED by Councillor Carr

SECONDED by Councillor Klassen

THAT the Minutes of the Inaugural Council meeting of November 7, 2022, be approved.

CARRIED UNANIMOUSLY

2. Special Council (In Camera) – November 8, 2022

MOVED by Councillor Zhou

SECONDED by Councillor Meiszner

THAT the Minutes of the Special Council (In Camera) meeting of November 8, 2022, be approved.

CARRIED UNANIMOUSLY

3. Council – November 15, 2022

MOVED by Councillor Boyle

SECONDED by Councillor Dominato

THAT the Minutes of the Council meeting of November 15, 2022, be approved.

CARRIED UNANIMOUSLY

4. Council (Policy and Strategic Priorities) – November 16 and 22, 2022

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Fry

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of November 16 and 22, 2022, be approved.

CARRIED UNANIMOUSLY

5. Special Council (Local General Election Results 2022) – November 16, 2022

MOVED by Councillor Fry

SECONDED by Councillor Zhou

THAT the Minutes of the Special Council (Local General Election Results 2022) meeting of November 16, 2022, be approved.

CARRIED UNANIMOUSLY

6. Special Council (Business Licence Hearing) – November 22, 2022

MOVED by Councillor Montague
SECONDED by Councillor Klassen

THAT the Minutes of the Special Council (Business Licence Hearing) meeting of November 22, 2022, be approved.

CARRIED UNANIMOUSLY

7. Special Council (Business Licence Hearing) – November 23, 2022

MOVED by Councillor Fry
SECONDED by Councillor Zhou

THAT the Minutes of the Special Council (Business Licence Hearing) meeting of November 23, 2022, be approved.

CARRIED UNANIMOUSLY

8. Special Council (2023 Budget) – November 29, 2022

MOVED by Councillor Klassen
SECONDED by Councillor Fry

THAT the Minutes of the Special Council (2023 Budget) meeting of November 29, 2022, be approved.

CARRIED UNANIMOUSLY

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Carr
SECONDED by Councillor Kirby-Yung

THAT Council adopt Reports 2 to 4, and Referral Reports 1 to 4, on consent.

CARRIED UNANIMOUSLY

COMMUNICATIONS

1. Acting Mayor, Deputy Mayor and Roster of Councillors to Represent Council – 2023

MOVED by Councillor Boyle
SECONDED by Councillor Carr

THAT the following roster for Acting Mayors in accordance with section 209 of the *Vancouver Charter* for the terms indicated below:

2023	January	Councillor Bligh
	February	Councillor Carr
	March	Councillor Zhou
	April	Councillor Boyle
	May	Councillor Montague
	June	Councillor Fry
	July	Councillor Klassen
	August	Councillor Meiszner
	September	Councillor Kirby-Yung
	October	Councillor Dominato
	November	Councillor Bligh
	December	Councillor Carr

FURTHER THAT the following roster for Deputy Mayors in accordance with Section 207 of the *Vancouver Charter* for the terms indicated below:

2023	January	Councillor Kirby-Yung
	February	Councillor Montague
	March	Councillor Carr
	April	Councillor Zhou
	May	Councillor Boyle
	June	Councillor Klassen
	July	Councillor Meiszner
	August	Councillor Fry
	September	Councillor Dominato
	October	Councillor Bligh
	November	Councillor Kirby-Yung
	December	Councillor Zhou

AND FURTHER THAT the following roster of Duty Councillors in accordance with the Mayor and councillor Remuneration By-law No. 11483 for the terms indicated below to be reasonably available at all times during their respective terms to represent Council in a ceremonial capacity on behalf of the Mayor whenever requested by the Mayor:

2023	January	Councillor Dominato
	February	Councillor Boyle
	March	Councillor Montague
	April	Councillor Fry
	May	Councillor Klassen
	June	Councillor Meiszner
	July	Councillor Zhou
	August	Councillor Carr
	September	Councillor Bligh
	October	Councillor Kirby-Yung
	November	Councillor Dominato
	December	Councillor Boyle

amended

AMENDMENT MOVED by Councillor Boyle
SECONDED by Councillor Carr

THAT Councillor Councillor Bligh replace Councillor Boyle as Acting Mayor for the month of April 2023;

FURTHER THAT Councillor Councillor Boyle replace Councillor Bligh as Acting Mayor for the month November 2023;

FURTHER THAT Councillor Boyle replace Councillor Carr as Deputy Mayor for the month March 2023;

AND FURTHER THAT Councillor Carr replace Councillor Boyle as Deputy Mayor for the month May 2023.

CARRIED UNANIMOUSLY (Vote No. 08897)

AMENDMENT MOVED by Councillor Carr
SECONDED by Councillor Fry

THAT Councillor Fry replace Councillor Carr as Acting Mayor for the month of December 2023.

CARRIED UNANIMOUSLY (Vote No. 08900)

The amendments having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 08889).

FINAL MOTION AS APPROVED

THAT the following roster for Acting Mayors in accordance with section 209 of the *Vancouver Charter* for the terms indicated below:

2023	January	Councillor Bligh
	February	Councillor Carr
	March	Councillor Zhou
	April	Councillor Bligh
	May	Councillor Montague
	June	Councillor Fry
	July	Councillor Klassen
	August	Councillor Meiszner
	September	Councillor Kirby-Yung
	October	Councillor Dominato
	November	Councillor Boyle
	December	Councillor Fry

FURTHER THAT the following roster for Deputy Mayors in accordance with Section 207 of the *Vancouver Charter* for the terms indicated below:

2023	January	Councillor Kirby-Yung
	February	Councillor Montague
	March	Councillor Boyle
	April	Councillor Zhou
	May	Councillor Carr
	June	Councillor Klassen
	July	Councillor Meiszner
	August	Councillor Fry
	September	Councillor Dominato
	October	Councillor Bligh
	November	Councillor Kirby-Yung
	December	Councillor Zhou

AND FURTHER THAT the following roster of Duty Councillors in accordance with the Mayor and councillor Remuneration By-law No. 11483 for the terms indicated below to be reasonably available at all times during their respective terms to represent Council in a ceremonial capacity on behalf of the Mayor whenever requested by the Mayor:

2023	January	Councillor Dominato
	February	Councillor Boyle
	March	Councillor Montague
	April	Councillor Fry
	May	Councillor Klassen
	June	Councillor Meiszner
	July	Councillor Zhou
	August	Councillor Carr
	September	Councillor Bligh
	October	Councillor Kirby-Yung
	November	Councillor Dominato
	December	Councillor Boyle

REPORTS

1. 2023 Capital and Operating Budget

At the Special Council meeting on November 29, 2022, Council received a presentation, asked questions of staff, and heard from speakers regarding the 2023 Capital and Operating Budget. This item was placed on the Council agenda of December 6, 2022, as Reports 1(a) to 1(f), for questions, debate and decision.

**1a. 2023 Engineering Fees
November 2, 2022**

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

- A. THAT Council approve in principle a 3.3% increase in the Engineering Services Department permit and application fees as set out in Appendix A of the Report dated November 2, 2022, entitled "2023 Engineering Fees", with the exception of the fees referenced in B, C and D below, to take effect on January 1, 2023.
- B. THAT Council approve in principle a 10.0% increase for certain resident parking permit fees under the Street and Traffic By-law No. 2849 with the exception of section 23.4 (b), as set out in Appendix A of the Report dated November 2, 2022, entitled "2023 Engineering Fees", to take effect on January 1, 2023.
- C. THAT Council approve in principle a 12.0% increase for permanent street restoration costs under Schedule A, Part 3 of the Street Utilities By-law No. 10361, as set out in Appendix A of the Report dated November 2, 2022, entitled "2023 Engineering Fees", to take effect on January 1, 2023.
- D. THAT Council approve in principle a 5.0% increase for Traffic Management Plan review under Schedule I, 1.(i) of the Street & Traffic By-law, Schedule I, 1.(i), as set out in Appendix A of the Report dated November 2, 2022, entitled "2023 Engineering Fees", to take effect on January 1, 2023.
- E. THAT Council approve in principle various housekeeping and miscellaneous amendments to the Street and Traffic By-law No. 2849, the Encroachment By-law No. 4243, and the Crossing By-law No. 4644, as outlined in the Report dated November 2, 2022, entitled "2023 Engineering Fees" and generally in accordance with Appendix B of the same report.
- F. THAT the Director of Legal Services be instructed to prepare by-laws to amend Street and Traffic By-law No. 2849, Granville Mall By-law No. 9978, Encroachment By-law No. 4243, Crossing By-law No. 4644, Street Vending By-law 10868, Street Distribution of Publications By-law No. 9350 and Street Utilities By-law No. 10361, all generally in accordance with Appendix B of the Report dated November 2, 2022, entitled "2023 Engineering Fees".

CARRIED UNANIMOUSLY (Vote No. 08890)

**1b. 2023 Annual Review of Water Rates and Water Works By-law Amendments
November 1, 2022**

MOVED by Councillor Fry
SECONDED by Councillor Montague

- A. THAT Council approve, in principle, the proposed amendments to the Water Works By-law, generally as set out in the Report dated November 1, 2022, entitled "2023 Annual Review of Water Rates and Water Works By-law

Amendments”, and as listed in Appendix A of the same report, including the establishment of the 2023 rates and fees.

- B. THAT Council approve, in principle, amendments to add a permit allowing the operation of once-through cooling equipment to end of product life, as set out in this report and in Appendix C of the Report dated November 1, 2022, entitled “2023 Annual Review of Water Rates and Water Works By-law Amendments”.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Water Works By-law, generally as set out in Appendix B of the Report dated November 1, 2022, entitled “2023 Annual Review of Water Rates and Water Works By-law Amendments”.

CARRIED UNANIMOUSLY (Vote No. 08891)

**1c. 2023 Annual Review of Sewer Rates Under the Sewer & Watercourse By-law
October 31, 2022**

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Fry

- A. THAT Council approve, in principle, the proposed amendments to the Sewer & Watercourse By-law, generally as set out in the Report dated October 31, 2022, entitled “2023 Annual Review of Sewer Rates Under the Sewer & Watercourse By-law”, and in Appendix A of the same report, including the establishment of the 2023 rates and fees.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary Sewer and Watercourse By-law amendments, generally as set out in Appendix B of the Report dated October 31, 2022, entitled “2023 Annual Review of Sewer Rates Under the Sewer & Watercourse By-law”.

CARRIED UNANIMOUSLY (Vote No. 08892)

**1d. 2023 Solid Waste Utility (SWU) Fees and By-law Changes
November 15, 2022**

MOVED by Councillor Zhou
SECONDED by Councillor Dominato

- A. THAT Council approve, in principle, the proposed amendments to the Solid Waste Utility By-law, generally as set out in the Report dated November 15, 2022, entitled “2023 Solid Waste Utility (SWU) Fees and By-law Changes”, and in Appendix A of the same report, including the establishment of the 2023 rates and fees.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment amendments to the Solid Waste By-law to adjust rates and fees and make other miscellaneous related amendments generally in accordance with the

Report dated November 15, 2022, entitled “2023 Solid Waste Utility (SWU) Fees and By-law Changes” and Appendix B of the same report.

CARRIED UNANIMOUSLY (Vote No. 08893)

**1e. 2023 False Creek Neighbourhood Energy Utility (“NEU”) Customer Rates
November 1, 2022**

MOVED by Councillor Fry
SECONDED by Councillor Carr

- A. THAT Council approve, in principle, the proposed amendments to the Energy Utility System By-law (the “By-law”), generally as set out in Appendix A of the Report dated November 1, 2022, entitled “2023 False Creek Neighbourhood Energy Utility (“NEU”) Customer Rates”, including:
 - i) updated 2023 customer levies and charges, with a 3.2% increase over 2022;
 - ii) updated Initial Connection Levy, with a 5% increase over 2022 rates; and
 - iii) miscellaneous amendments to clarify the terms and conditions related to meter testing.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Energy Utility System By-law, generally as set out in Appendix A of the Report dated November 1, 2022, entitled “2023 False Creek Neighbourhood Energy Utility (“NEU”) Customer Rates”.

CARRIED UNANIMOUSLY (Vote No. 08894)

**1f. 2023 Capital and Operating Budget
November 22, 2022**

The General Manager of Finance, Risk and Supply Chain Management, along with the Director, Long-term Financial Strategy & Planning, Finance, and the Director of Sustainability, responded to questions.

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Dominato

- A. THAT Council receive for information the 2023 Draft Current State Operating Budget and 5 year financial plan, which outlines the City’s revenues and expenses based on the current state service levels and before adjustments to the budget by Council;
- FURTHER THAT the 2023 Draft Current State Operating Budget will form the basis of a budget to be approved in Q1 2023.

- B1. THAT Council approve the Capital Projects Budget related to the Vancouver Police Board included in the Draft 2023 Capital Budget and outlined in the capital budget section of Appendix 2 of the Report dated November 22, 2022, entitled “2023 Capital and Operating Budget”, with details in Appendix A and B of Appendix 2 of the same report:
- a. 2023 new Multi-Year Capital Projects Budget funding requests totalling \$8.3 million, with details in Appendix A and B of Appendix 2 of the above-noted report. Funding source for the multi-year requests are:
- | | |
|---|---------------|
| i. Plebiscite Debenture Borrowing | \$2.8 million |
| ii. Operating revenue that funds capital projects | \$2.8 million |
| iii. Fleet Reserve | \$2.8 million |
- b. 2023 Capital Expenditure Budget of \$8.7 million, with details in Appendix B of Appendix 2 of the above-noted report.
- B2. THAT Council approve \$580.8 million for new Multi-year Capital Project Budget to begin in 2023, as outlined in the capital budget section of Appendix 2 of the Report dated November 22, 2022, entitled “2023 Capital and Operating Budget”, with details in Appendix A and B of the same report. The multi-year capital project budget includes funding for continuing projects from the prior Capital Plan(s) and new projects included in the 2023-2026 capital plan approved by Council in June 2022 and supported by the electorate in the plebiscite vote on October 19.

Funding sources for total 2023 budget requests as follows:

- Operating revenue that funds capital projects (Property Tax) \$90.0 million
- Operating revenue that funds capital projects (Utility Fees) \$77.7 million
- Plebiscite and Utilities Debenture borrowing \$179.5 million
- Special purpose reserves totalling \$68.6 million:
 - Fleet Reserve \$36.5 million
 - Solid Waste Capital Reserve \$15.9 million
 - Empty Homes Tax Reserve \$15.0 million
 - Civic Theatre Reserve \$1.2 million
- Developer contributions totalling \$109.2 million:
 - Development Cost Levies \$83.9 million
 - Community Amenity Contributions (Cash) \$25.2 million
- Other/External \$40.8 million
- User fees and levies \$15.0 million

- B3. THAT Council approve the 2023 Capital Expenditure Budget in the amount of \$730.0 million outlined in the capital budget section of Appendix 2 of the Report dated November 22, 2022, entitled “2023 Capital and Operating Budget”, with details in Appendix B of Appendix 2 of the same report.

CARRIED UNANIMOUSLY (Vote No. 08895)

**2. Annual Financial Authorities - 2023
November 8, 2022**

- A. THAT, for the period from January 1 to December 31, 2023, Council authorize the Director of Finance to draw warrants for payment (i.e. issue an authorization to the City Treasurer to disburse funds from a City account), provided that any such warrants for payment be reported in writing to the City Clerk for the information of Council within 15 days after the end of the month in which each warrant is drawn, in accordance with Sections 215 and 216 of the *Vancouver Charter*.
- B. THAT, for the period from January 1 to July 15, 2023, Council authorizes the Director of Finance to temporarily use such proceeds from the sale of debentures that have not yet been expended to meet other expenditure requirements of the City, pending collection of the 2023 general purpose tax levy, in accordance with Section 259(1)(b) of the *Vancouver Charter*.
- C. THAT, for the period from January 1 to December 31, 2023, Council authorize the Director of Finance to invest City funds not immediately required and to vary the investments from time to time where appropriate, in accordance with Sections 201, 259, and 260 of the *Vancouver Charter*.
- D. THAT, for the period from January 8, 2023 to January 7, 2024, pursuant to Section 263 of the *Vancouver Charter*, Council authorize the Director of Finance to establish a short-term borrowing facility to assist in managing the City's cash flow with the maximum outstanding amount not to exceed \$60 million.
- E. THAT Council instruct the Director of Legal Services to bring forward a by-law for enactment by Council authorizing the borrowing referred to in D above.

ADOPTED ON CONSENT (Vote No. 08896)

**3. 2023 Land Assessment Averaging: Notice to BC Assessment Authority
December 2, 2022**

- A. THAT, pursuant to Section 374.4 (4b) of the *Vancouver Charter*, the City Clerk be instructed to notify the BC Assessment Authority ("BC Assessment"), before January 1, 2023, of Council's intent to consider the adoption of targeted land assessment averaging for the purpose of property tax calculations for 2023.

It should be noted that this notice of intent is revocable should Council, at a later date, decide not to proceed with this mechanism.

- B. THAT the Director of Finance be instructed to provide the required two weeks' notice to the public in advance of Council's consideration of the use of targeted land assessment averaging and, before March 31, 2023, report on the projected taxation impacts of the program based on the assessed values provided by BC Assessment in the 2023 Completed Roll.

- C. THAT the Area Assessor for Vancouver be invited to address Council on the 2023 assessment trends.

ADOPTED ON CONSENT (Vote No. 08898)

**4. Miscellaneous Changes to the Building Board of Appeal By-law
November 29, 2022**

- A. THAT Council approve, in principle, amendments to the Building Board of Appeal By-law generally in accordance with Appendix A of the Report dated November 29, 2022, entitled "Miscellaneous Changes to the Building Board of Appeal By-law", in order to address quorum and appointment issues.
- B. THAT the Director of Legal Services be instructed to bring forward for enactment a By-law generally in accordance with Appendix A of the Report dated November 29, 2022, entitled "Miscellaneous Changes to the Building Board of Appeal By-law".

ADOPTED ON CONSENT (Vote No. 08899)

REFERRAL REPORTS

**1. CD-1 Rezoning: 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue
November 22, 2022**

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Provincial Health Services Authority, on behalf of British Columbia's Children's Hospital Foundation (Inc. No. S0073353), the registered owner of the lands located at 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue [*Legal Description: PID: 006-798-128 Lot 2 Block F Section 44 Town of Hastings Suburban Lands Plan 11660*] to rezone from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase building height from 10.7 m (35 ft.) to 16.5 m (54 ft.) to permit the development of a three-storey B.C. Children's Hospital complex care transition facility to support children and youth, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 22, 2022,

entitled "CD-1 Rezoning: 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by DIALOG, received January 6, 2022, 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 enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated November 22, 2022, entitled "CD-1 Rezoning: 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue";

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

- C. THAT A and B above be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 08901)

**2. CD-1 Rezoning: 1063-1075 Barclay Street
November 22, 2022**

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by IBI Architects, on behalf of:

- GL001 Nominee Ltd., the registered owner of the lands located at 1063-1069 Barclay Street [*Strata Lots 1-4 District Lot 185 Group 1 New Westminster District Strata Plan BCS212 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V; PIDs 025-576-992, 025-577-000, 025-577-018, and 025-577-026, respectively*];
- Barclay Thurlow Property Inc., BC1068488, the registered owner of the lands located at 1075 Barclay Street [*Strata Lots 1-36 District Lot 185 Strata Plan VR 2702 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1; PIDs 016-222-806, 016-222-814, 016-222-822, 016-222-831, 016-222-849, 016-222-857, 016-222-873, 016-222-890, 016-222-903, 016-222-920, 016-222-938, 016-222-946, 016-222-954, 016-222-962, 016-222-971, 016-222-989, 016-222-997, 016-223-004, 016-223-012, 016-223-021, 016-223-047, 016-223-055, 016-223-063, 016-223-071, 016-223-080, 016-223-101, 016-223-110, 016-223-128, 016-223-136, 016-223-144, 016-223-161, 016-223-179, 016-223-187, 016-223-209, 016-223-217, and 016-223-233, respectively*];

to rezone the lands from RM-5B (Multiple Dwelling) District to CD-1 (Comprehensive Development) District and increase the permitted floor area from 4,421.7 sq. m to 30,646.4 sq. m (47,594.3 sq. ft. to 329,875 sq. ft.), the building height from 58.0 m to 139.2 m (190.3 ft. to 456.7 ft.), and the floor space ratio (FSR) from 2.75 to 19.10, to permit the development of a 47-storey residential building with 87 social housing units and 285 strata-titled residential units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated, November 22, 2022, entitled "CD-1 Rezoning: 1063-1075 Barclay Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by IBI Architects, received June 15, 2020 and an addendum received August 19, 2022, 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, November 22, 2022, entitled "CD-1 Rezoning: 1063-1075 Barclay Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and

conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

C. THAT A and B above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 08903)

**3. CD-1 Rezoning: 5562-5688 Manson Street
November 22, 2022**

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Oakridge Multi-family Limited Partnership, on behalf of:

- 1119195 B.C. Ltd., the registered owner of the lands located at 5562, 5628 and 5688 Manson Street [*Lots 16, 19, and 21 of Block 873 District Lot 526 Plan 8664; PIDs 009-973-575, 009-973-648, and 009-973-681 respectively*]; and
- 1265995 B.C. Ltd., the registered owner of the lands located at 5588, 5608, and 5656 Manson Street [*Lots 17, 18, and 20 of Block 873 District Lot 526 Plan 8664; PIDs 009-973-605, 009-973-621, 009-973-664 respectively*];

to rezone the lands from RS-1 (Residential) to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.7 to 6.0 and

the building height from 10.7 m (35.1 ft.) to 56.0 m (183.7 ft.) and to 64.3 m (211.0 ft.) for a rooftop amenity, to permit the development of two 18-storey rental residential buildings with a 37-space childcare facility, including 392 secured-rental units, of which 20% of the residential floor area will be secured as below-market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 22, 2022, entitled "CD-1 Rezoning: 5562-5688 Manson Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by DA Architects + Planners, received October 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 November 22, 2022, entitled "CD-1 Rezoning: 5562-5688 Manson Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.
- C. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C of the Referral Report dated November 22, 2022, entitled "CD-1 Rezoning: 5562-5688 Manson Street", subject to approval of the CD-1 By-law;

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

- D. THAT A to C above be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or

discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 08904)

**4. Rezoning: 7057-7075 Oak Street and 1015 West 54th Avenue
November 22, 2022**

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Matthew Cheng Architect Inc., on behalf of Citrine Oak Homes Ltd., the registered owners of the lands located at 7057-7075 Oak Street and 1015 West 54th Avenue [*Lots 4 to 6, Block T of Blocks 12 and 17A District Lot 526 Plan 6339; PIDs: 010-903-941, 003-020-860 and 010-903-968 respectively*], to rezone the lands from RS-1 (Residential) District to RM-8AN (Residential) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Referral Report dated November 22, 2022, entitled "Rezoning: 7057-7075 Oak Street and 1015 West 54th Avenue", be approved in principle;

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

- B. THAT, subject to approval of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C of the Referral Report dated November 22, 2022, entitled "Rezoning: 7057-7075 Oak Street and 1015 West 54th Avenue";

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the zoning amendment by-law.

- C. THAT A and B above be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

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

ADOPTED ON CONSENT (Vote No. 08905)

BY-LAWS

Councillors Boyle, Klassen, Meiszner, Montague and Zhou advised they had reviewed the proceedings related to by-law 14 and would therefore be voting on the enactment.

Councillors Klassen, Meiszner, Montague and Zhou advised they had reviewed the proceedings related to by-law 15 and would therefore be voting on the enactment.

MOVED by Councillor Montague

SECONDED by Councillor Meiszner

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 1 to 23 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Parking By-law No. 6059 Regarding Accessible Parking (By-law No. 13575)
2. A By-law to amend Mountain View Cemetery By-law No. 8719 Regarding 2023 Mountain View Cemetery Fees and Charges (By-law No. 13576)
3. A By-law to amend Energy Utility System By-law No. 9552 regarding 2023 Fees and Miscellaneous Amendments (By-law No. 13577)
4. A By-law to amend Solid Waste By-law No. 8417 regarding 2023 fee increases (By-law No. 13578)
5. A By-law to amend Sewer and Watercourse By-law No. 8093 regarding 2023 fee increases (By-law No. 13579)
6. A By-law to amend Water Works By-law No. 4848 regarding disconnection of once through cooling equipment and 2023 water rates and fees (By-law No. 13580)
7. A By-law to amend Street and Traffic By-law No. 2849 regarding 2023 fee increases and other miscellaneous fee amendments (By-law No. 13581)

8. A By-law to amend Granville Mall By-law No. 9978 regarding 2023 fee increases (By-law No. 13582)
9. A By-law to amend Encroachment By-law No. 4243 regarding 2023 fee increases and miscellaneous amendments (By-law No. 13583)
10. A By-law to amend Crossing By-law No. 4644 regarding 2023 fee increases and miscellaneous amendments (By-law No. 13584)
11. A By-law to amend Street Vending By-law No. 10868 regarding 2023 fee increases (By-law No. 13485)
12. A By-law to amend Street Distribution of Publications By-law No. 9350 regarding 2023 fee increases (By-law No. 13586)
13. A By-law to amend the Street Utilities By-law No. 10361 regarding 2023 fee increases (By-law No. 13587)
14. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (878-898 West Broadway) (By-law No. 13588)
(Mayor Sim ineligible to vote)
15. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2202-2218 Main Street and 206 East 6th Avenue) (By-law No. 13589)
(Mayor Sim ineligible to vote)
16. A By-law to enact a Housing Agreement for 8703 Cartier Street (By-law No. 13590)
17. A By-law to enact a Housing Agreement for 2886 Commercial Drive (By-law No. 13591)
18. A By-law to amend Sign By-law No. 11879 (1477 West Broadway) (By-law No. 13592)
(Mayor Sim ineligible to vote)
19. A By-law to amend the Noise Control By-law No. 6555 (1477 West Broadway) (By-law No. 13593)
20. A By-law to authorize the borrowing of certain sums of money from January 8, 2023 to January 7, 2024, pending the collection of real property taxes (By-law No. 13594)
21. A By-law to amend Animal Control By-law No. 9150 regarding aggressive dogs *(By-law No. 13595)*
22. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 12839 (2538 Birch Street) *(By-law No. 13596)*
23. A By-law to enact a Housing Agreement for 162 Main Street *(By-law No. 13597)*

MOTIONS

A. Administrative Motions

1. Approval of Form of Development – 1680 East 12th Avenue (formerly 1650 East 12th Avenue)

MOVED by Councillor Zhou
SECONDED by Councillor Klassen

THAT the form of development for this portion of the site known as 1680 East 12th Avenue (formerly 1650 East 12th Avenue) be approved generally as illustrated in the Development Application Number DP-2021-00754, prepared by Wesgroup Properties, and submitted electronically, on September 21, 2022, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

2. Approval of Form of Development – 3449-3479 West 41st Avenue and 5664 Collingwood Street

MOVED by Councillor Montague
SECONDED by Councillor Meiszner

THAT the form of development for this portion of the site known as 3449-3479 West 41st Avenue and 5664 Collingwood Street be approved generally as illustrated in the Development Application Number DP-2021-01006, prepared by Sightline Properties Ltd and Ciccozzi Architecture Inc., and submitted electronically on July 15, 2022, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

3. Approval of Form of Development – 4930 James Street (formerly 4902 James Street)

MOVED by Councillor Dominato
SECONDED by Councillor Carr

THAT the form of development for this portion of the site known as 4930 James Street (formerly 4902 James Street) be approved generally as illustrated in the Development Application Number DP-2020-00912, prepared by IBI Group Architects (Canada) Inc., and submitted electronically on July 21, 2022, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

4. Approval of Form of Development – 2538 Birch Street

MOVED by Councillor Klassen
SECONDED by Councillor Carr

THAT the form of development for this portion of the site known as 2538 Birch Street be approved generally as illustrated in the Development Application Number DP-2021-00628, prepared by Jameson Development Corporation and IBI GROUP, and submitted electronically on September 15, 2022, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

5. Approval of Form of Development – 3104 Southeast Marine Drive (formerly 8420 Kerr Street)

MOVED by Councillor Dominato
SECONDED by Councillor Carr

THAT the form of development for this portion of the site known as 3104 Southeast Marine Drive (formerly 8420 Kerr Street) be approved generally as illustrated in the Development Application Number DP-2021-00561, prepared by dys architecture, and submitted electronically on January 14, 2022, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

6. Approval of Form of Development – 3565 Sawmill Crescent

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT the form of development for this portion of the site known as 3565 Sawmill Crescent be approved generally as illustrated in the Development Application Number DP-2021-00543, prepared by TKA+D Architecture + Design Inc., and submitted electronically on June 29, 2022, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

B. Council Members' Motions

1. Requests for Leaves of Absence

MOVED by Councillor Montague
SECONDED by Councillor Carr

THAT Councillor Boyle be granted Leaves of Absence for personal reasons from meetings on April 11, 2023, May 30, 2023, and May 31, 2023;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on December 7, 2022, from 4 pm to 10 pm.

CARRIED UNANIMOUSLY

2. Reducing Barriers and Deepening Affordability for Non-Profit, Co-op and Social Housing in Every Neighbourhood

MOVED by Councillor Boyle
SECONDED by Councillor Dominato

WHEREAS

1. An increasing number of residents in Vancouver are struggling to find stable, secure housing at a rate that is affordable for local incomes. Renters, including seniors, people with disabilities, single parent (often female-led) households, youth, and Indigenous communities are particularly squeezed by this housing crisis, and are in even greater need of being able to access secure, affordable housing;
2. In addition, the need for accessible and adaptable rental housing for seniors and people with disabilities, at prices that are affordable to middle and low-income residents, is significant and will increase even further over the next two decades;
3. Vancouver's housing market has seen significant increases in land values and housing costs, pricing a growing number of residents out of the housing market. The escalation of home prices has also led to significant displacement, particularly of renters, and low and middle-income residents, and has made it increasingly difficult for local businesses to hire and retain staff;
4. Complete, walkable communities rely on essential workers such as health care workers and grocery store clerks, who should have the opportunity to work near their jobs, rather than having to commute long distances to get to their jobs. Research suggests that mixed-income communities have better outcomes for all residents (not just low-income residents) because of a greater access to services;

5. The *Housing Vancouver Strategy* (2018-2027) includes a target of 12,000 new social, supportive and coop homes by 2027. The City is also committed to partnering with Indigenous organizations to deliver culturally appropriate housing developments. The high number of households in Vancouver paying over 30% of their income in rent indicates that more non-profit, co-op, and social housing is needed;
6. We are in a window of strong alignment between Federal and Provincial governments in terms of developing affordable and non-profit housing. The National Housing Strategy is set to expire in 2027, and currently running out of capital contributions in the Co-Investment Fund. Some of these senior government funding programs require approved zoning for eligibility. Having appropriate municipal zoning in place, and streamlining wherever we can, allows non-profit and co-op housing providers to access this senior government funding much more easily, speeding up timelines and achieving deeper levels of affordability;
7. The Community Housing sector, made up of non-profit and co-op housing providers, is an important partner in the provision of affordable non-market housing across Vancouver, and the sector's capacity in Vancouver has grown significantly over recent years;
8. Housing created in partnership with the community housing sector is "speculation free" housing because of the sector's mission driven focus on maximizing affordability, and the ability to place covenants on non-profit buildings that prevent sale for profit;
9. The City's definition of social housing in the Zoning and Development By-law requires the housing be owned and operated on a not-for-profit basis by non-profit housing societies, co-op, or government agencies. And it requires a minimum of 30% of the units to be occupied by households with incomes below Housing Income Limits (HILs) set out by the Province. This means that no profit is generated, and it allows flexibility to cross-subsidize units. Many new developments rely on mixed-income housing models, with a mix of affordability levels to cover costs, typically with affordability deepening over time or deepening through access to senior government funding. Many non-market and co-op developments exceed the 30% HILs minimum, and will be even better positioned to do through this approach;
10. City staff analysis has demonstrated that half of recent social housing developments have required rezoning through a public hearing process, compared to less than a third of market condominium development. Single detached homes do not require a public hearing, even when a new detached home is significantly larger and more expensive than the one it is replacing. The

added time and cost of requiring a public hearing impacts what type of housing gets built, and it is currently not aligned with what type of housing is most needed;

11. Rezoning for a non-profit typically takes a year or longer, and can add approximately \$500,000-\$1,000,000 onto the cost of a project, as well as requiring significant municipal staff time. This results in rents that are higher at occupancy and/or means that limited capital subsidies from senior levels of government get expended more quickly, meaning less housing overall. Reducing the cost, time and risk required to build non-profit and coop housing will result in savings for Vancouver residents and deeper affordability in the new housing created;
12. Major redevelopments still include opportunities for public engagement. Even when they don't require a public hearing, the Development Permit process includes public notification and opportunities for comment, and could still require a Development Permit Hearing process, providing residents an opportunity to address the Development Permit Board in a public meeting;
13. Vancouver's Tenant Relocation and Protection Policy, updated by Council in 2019, outlines specific protections for tenants in the case of a redevelopment for non-profit housing. These protections are more stringent than for for-profit market development. Additional direction was given through the Vancouver Plan to continue strengthening tenant protections for renters and co-op residents city wide;
14. At Public Hearing on April 20th, 2021, Council unanimously approved recommendations to allow development of up to six stories in the RM-3A and the RM-4 and RM-4N zoning districts where 100% of the residential floor area is developed as social housing or social housing in conjunction with a child day care facility;
15. At the above Public Hearing, numerous local experts in non-profit and co-op housing expressed a need for Council to be more ambitious in terms of both height and FSR to give non-profit housing providers the flexibility to optimize the number and affordability of new homes possible on each site. In response, City legal and planning staff outlined that significant amendments at the Public Hearing stage are not ideal, and that if Council wanted to be more ambitious in this regard, a preferable route would be through a separate Council motion;
16. In a [Women Transforming Cities municipal election survey](#) in 2022, a majority of incoming Council members answered yes to the following question:

Will you commit to reducing barriers to providing non-market housing by delegating authority to city staff to approve non-profit, co-op, and social housing initiatives of up to 12 stories in multi-family areas, and up to six stories in other residential areas, without a rezoning requirement?

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to bring forward recommendations for Council to consider referring to Public Hearing that would delegate authority to City staff to approve developments of up to 12 stories (with a corresponding increase in FSR) in the RM-3A and the RM-4 and RM-4N zoning districts where 100% of the residential floor area is developed as social housing (coop, non-profit and non-market housing), or social housing in conjunction with a child day care facility.
- B. THAT Council direct staff to report back on considerations and recommendations for allowing additional height and FSR in other zoning districts (including RS, RT, RM, and mixed commercial-residential zones) where 100% of the residential floor area is developed as social housing (coop, non-profit and non-market housing), or social housing in conjunction with a child day care facility. And that this work be prioritized within the Vancouver Plan implementation;

FURTHER THAT Council direct staff to report back with changes to current Tenant Relocation and Protection Policy for Non-Market Housing Development (3.1) consistent with the Tenant Protection for Market Rental Housing Development (2.1) in order to provide an option for financial compensation based on length of tenancy, where pre-existing market tenancies have been purchased by a non-market or social housing provider for the purpose of redevelopment.

- C. THAT Council direct staff to engage with the community housing sector on clarifications or changes related to the city's definition of social housing in order to strengthen public understanding and trust, without creating barriers to developing community housing at break-even rents with no funding from senior levels of government.

referred

REFERRAL MOVED by Councillor Boyle
SECONDED by Councillor Dominato

THAT the motion entitled "Reducing Barriers and Deepening Affordability for Non-Profit, Co-op and Social Housing in Every Neighbourhood", be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, December 7, 2022, to hear from speakers, followed by debate and decision.

CARRIED UNANIMOUSLY

3. Establishing Fixed-Rate Community Amenity Contributions (CACs) for Low-Rise and Medium-Rise Projects City-Wide

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Dominato

WHEREAS

1. Vancouver is supported by an extensive network of public benefits (i.e. amenities and infrastructure). These public benefits play a large role in making Vancouver one of the most liveable cities in the world and help to support new residents, employees and visitors to the city;
2. The City strives to maintain its existing assets in an appropriate state of repair, but also expand its network of public benefits to address population and employment growth. Community Amenity Contributions (CACs) are one of the sources of funds to achieve these objectives;
3. The Community Amenity Contributions Policy for Rezoning sets out the City's policies around how Community Amenity Contributions (CACs) are determined, allocated and spent;
4. Currently, specific CAC policy areas apply to locations with their own CAC and/or public benefit policies. For all rezonings in the area-specific CAC policies, the CAC is determined through a CAC target and/or negotiated approach. For all rezonings not determined through a CAC target, the CAC is determined through a negotiated approach;
5. The City's current process for negotiated CACs can be lengthy and adds risk and cost uncertainties for housing providers. Fixed-rate CACs have proven to be a more streamlined approach for many projects. They not only speed up the delivery of urgently needed housing in the city, they simultaneously reduce risk and cost uncertainties for housing providers that are seeking to build new housing in the city; and
6. In the Fall of 2022, City staff began a review of CAC targets based on economic testing to ensure the rates are aligned with market conditions. Any changes to these rates will be brought to Council for consideration in early to mid-2023, and if approved would take effect September 30, 2023. ¹

THEREFORE BE IT RESOLVED THAT Council direct staff to report back by the end of Q1 2023 with a plan to implement fixed-rate Community Amenity Contributions (CACs) for low-rise and medium-rise projects city-wide, including any current information relevant to staff work on CAC targets.

* * * * *

¹ On June 7, 2022, Council approved the annual inflationary rate adjustments to the CAC Targets that came into effect on September 30, 2022.

<https://guidelines.vancouver.ca/policy-community-amenity-contributions-for-rezonings.pdf>

* * * * *

referred

REFERRAL MOVED by Councillor Meiszner
SECONDED by Councillor Dominato

THAT the motion entitled “Establishing Fixed-Rate Community Amenity Contributions (CACs) for Low-Rise and Medium-Rise Projects City-Wide”, be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, December 7, 2022, to hear from speakers, followed by debate and decision.

CARRIED UNANIMOUSLY

4. Reviewing Vancouver’s Age-Friendly Action Plan and Aligning with WHO’s Age-Friendly Cities Framework

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

WHEREAS

1. The World Health Organization (WHO) Age-friendly Cities framework is a policy tool that helps to identify and address barriers to the well-being and participation of older adults in cities. The Age-friendly Cities framework is divided into eight interconnected domains of urban life that overlap and interact with each other in terms of the accessibility of public buildings and spaces and the range of opportunities that a city offers to older adults for social participation, entertainment, volunteering, and/or employment; ¹
2. An age-friendly city encourages active ageing by optimizing opportunities for health, participation and security in order to enhance quality of life as people age. In practical terms, an age-friendly city adapts its structures and services to be accessible to and inclusive of older adults with varying needs and capacities;
3. “Population ageing and urbanization are two global trends that together comprise major forces shaping the 21st century. At the same time as cities are growing, their share of residents aged 60 years and more is increasing. Older adults are a resource for their families, communities and economies in supportive and enabling living environments.” (*Global Age-friendly Cities: A Guide* – © World Health Organization 2007);
4. The City of Vancouver has an Age-friendly Action Plan, the goal of which is to make Vancouver a safe, inclusive, and engaging city for seniors; ²

5. The City of Vancouver's Age-friendly Action Plan has a series of 60-plus actions the City designed to help make Vancouver a more safe, inclusive, and engaging city for seniors, namely by seeking to improve facilities and services for seniors across the full spectrum – from fully independent older adults and seniors, to those who are more vulnerable and need additional support;
6. The City of Vancouver has a Seniors' Advisory Committee which was established by a Council resolution under the authority of the *Vancouver Charter* section 159;
7. The mandate of the Seniors' Advisory Committee is to advise Council and staff on enhancing access and inclusion for seniors, the elderly, and their families to fully participate in City services and civic life. The Seniors' Advisory Committee identifies and suggests solutions to gaps and barriers that impede the full participation of seniors and the elderly in all aspects of city life;
8. The Seniors' Advisory Committee produces an annual work plan with specific objectives by April of each year, in consultation with Council and staff liaisons, for distribution to Council and civic departments for information. The Committee submits an annual report to Council describing its accomplishments for the year, including reference to each objective set out in the work plan and any arising issues to which the committee has responded;
9. The Seniors' Advisory Committee (SAC) Report of Activities, 2021–2022, for the period of May 18, 2021, to November 6, 2022, includes sixteen high priority recommendations for the Incoming SAC and Council and also makes note of the United Nations Decade of Healthy Ageing (2021–2030), “a global collaboration, aligned with the last ten years of the Sustainable Development Goals, that brings together governments, civil society, international agencies, professionals, academia, the media, and the private sector to improve the lives of older adults, their families, and the communities in which they live.”;
10. Embedded within the sixteen high priority recommendations from Seniors' Advisory Committee, in context with a notation re: the United Nations Decade of Healthy Ageing (2021–2030), is an observation that the City of Vancouver currently “lacks strategic comprehensive planning for Ageing in Community and the Continuum of Care with government and community partners.” The Committee recommends that “As planning and implementation of an age-friendly city matures further work should be advanced in supporting dementia care and participating in the compassionate city charter.”
11. Societies benefit greatly from the significant contributions seniors make to our cities and communities and every effort should be made to ensure cities have safe streets and sidewalks and more inclusive and accessible facilities and services;
12. It is incumbent upon the incoming Mayor and Council to reflect upon and review the City's Age-friendly Action Plan, in concert with the advent of United Nations Decade of Healthy Ageing (2021–2030) and other age-friendly initiatives and trends, to refresh and reinvigorate the scope and objectives of the City's Age-friendly Action Plan and ensure alignment with current best practices and

emerging global standards such as the World Health Organization (WHO) Age-friendly Cities framework.

THEREFORE BE IT RESOLVED THAT Council direct staff to prepare a report and presentation on the City's Age-friendly Action Plan on or before the end of Q1 of 2023, including information on its current status, accomplishments to date, current challenges, and emerging issues, in consultation with the City's Seniors' Advisory Committee and other relevant stakeholders;

FURTHER THAT Council direct staff to include specific information in the report relating to the potential to align with and/or adopt the World Health Organization (WHO) Age-friendly Cities framework and any other relevant and/or emerging global standards and best practices.

* * * * *

¹ The 8 interconnected domains of urban life: Community and health care, Transportation, Housing, Social Participation, Outdoor Spaces and Buildings, Respect and Social Inclusion, Civic Participation and Employment, and Communication and Information.

² *The Age-Friendly -- Action Plan 2013 – 2015 --- A Safe, Inclusive and Engaging City for Seniors* <https://vancouver.ca/files/cov/age-friendly-action-plan.pdf> The Age-Friendly Action Plan is a series of more than 60 actions that the City will take to help make Vancouver a safer, more inclusive and engaging place for seniors. More than half of these actions are already underway.

* * * * *

referred

REFERRAL MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the motion entitled "Reviewing Vancouver's Age-Friendly Action Plan and Aligning with WHO's Age-Friendly Cities Framework", be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, December 7, 2022, to hear from speakers, followed by debate and decision.

CARRIED UNANIMOUSLY

5. Harmonizing City of Vancouver and Provincial Childcare Policies and Licensing Requirements

MOVED by Councillor Dominato
SECONDED by Councillor Kirby-Yung

WHEREAS

1. Childcare is vital to life in our city. Childcare allows parents and guardians to work, receive education and training, and to participate in and contribute to their

communities. Childcare helps to give children a good start in life, setting them up for thriving in schools and improved lifelong physical and mental health;

2. The City of Vancouver has a long term vision whereby all Vancouver families can access affordable, quality, and inclusive childcare and be able to work, learn, or meet other daily needs as part of a universal, public system;
3. During the decades of limited senior government coordination and grant funding for childcare, the City stepped forward to facilitate the development of a core supply of stable, secured licensed group childcare facilities; supporting access to quality childcare for local families, capacity-building of the non-profit sector, and advocating greater involvement of senior governments in childcare;
4. Since the late 1970s, City investments and partnerships have facilitated the creation of more than 4,500 licensed non-profit childcare spaces in Vancouver, with a focus on purpose built full-day care serving children younger than school age;
5. In 1990, in order to maintain a consistent standard across childcare facilities, Council adopted a set of Childcare Design Guidelines;
6. Childcare is an essential service and part of the City's plans to create complete neighbourhoods. City-facilitated childcare spaces are developed and supported through partnerships and a variety of funding tools, including development cost levies (DCL) and community amenity contributions (CAC);
7. The City has a 10-year Childcare Strategy – "Making Strides" – which aims to support access to a new universal system of early care and learning led by the provincial and federal governments;
8. Less than half of families seeking licensed childcare in Vancouver today can find a full time space;
9. In alignment with new provincial and federal commitments to deliver universal childcare, the City will continue to work with local partners to identify sites and opportunities to accelerate childcare space creation and to coordinate policies, while also focusing on ways to streamline planning to enable the timely delivery of childcare spaces;
10. Given the provincial and federal government commitments to a universal system of childcare and early learning, it is essential for the City to align and set strategic policy directions, goals, and action planning for the next decade to support senior governments in the delivery of a universal childcare system that meets the needs of families in the City; and
11. Currently, the City's policies and design guidelines related to the creation of new childcare spaces are not aligned with provincial regulations, constraining the City's ability to deliver much needed childcare.

THEREFORE BE IT RESOLVED THAT Council direct staff to initiate a process with their Provincial counterparts to harmonize and otherwise align the City's childcare policies

and childcare design guidelines with those of the Province to more efficiently and effectively enable a greater number of childcare spaces in the city of Vancouver and at a more rapid pace;

FURTHER THAT staff be directed to report back to Council by the end of February 2023 with an interim update on initial steps being taken to harmonize and otherwise align the City's childcare space policies and design guidelines with those of the Province.

referred

REFERRAL MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the motion entitled "Harmonizing City of Vancouver and Provincial Childcare Policies and Licensing Requirements", be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, December 7, 2022, to hear from speakers, followed by debate and decision.

CARRIED UNANIMOUSLY

6. Implementing Body-Worn Cameras (BWC) for the Vancouver Police Department (VPD)

MOVED by Councillor Zhou
SECONDED by Councillor Montague

WHEREAS

1. The Vancouver Police Department (VPD) is a diverse and innovative police department. The VPD is guided by its core values of integrity, compassion, accountability, respect, and excellence (ICARE);
2. The VPD has over 1,000,000 contacts with the public every year, including approximately 240,000 calls for service every year, or over 650 calls per day;
3. Police officers in B.C. have many layers of accountability, including multiple independent civilian oversight bodies. The VPD welcomes police oversight and it is appropriate and necessary given the powers granted to them as peace officers;
4. The [Police Act](#) provides statutory authority to the government to develop and implement police standards and to evaluate compliance of these standards, which include training, use of force (e.g., firearms, intermediate weapons, and restraints), and standards for equipment including body worn cameras;¹
5. BC's Provincial Policing Standards re: Equipment and Facilities (4.2.1 – Body Worn Cameras) defines a "Body Worn Camera" (BWC) as "a wearable video and audio recording system.";

6. There is now an extensive body of academic research on BWC and its applications. It has shown to decrease the number of public complaints against police officers as well as to decrease the use of force by police officers. The benefits associated with BWC must be weighed against privacy implications;²
7. In 2014, a Special Committee of the Legislative Assembly of B.C. was empowered to Review the Independent Investigations Office (IIO) and to examine and make recommendations with respect to the administration and general operations of the Independent Investigations Office in accordance with section 38.13 of the Police Act [RSBC 1996] c. 367;
8. In February 2015, the Special Committee released its report which included a recommendation that “The provincial government aggressively pursue the steps necessary to implement the police use of body-worn cameras, in consultation with police and non-police stakeholders.”;
9. In response to questions from the Special Committee regarding the usefulness of BWC, the IIO Chief Civilian Director stated that “such devices were becoming increasingly common in other jurisdictions, particularly in the US, and that evidence from these jurisdictions suggested that body worn cameras could assist certain IIO investigative files, including emergency response team deployments, police dog handling issues, and conducted energy weapon incidents.”;
10. In statements made to B.C.’s Special Committee on Reforming the Police Act, VPD Chief Constable Adam Palmer advocated for BWC to be in-stated as part of a provincial policing standard. He supported the deployment of BWC as a tool to strengthen public trust and confidence in police;
11. The Provincial government has established policing standards for the deployment of BWC, including direction that “Prior to deploying body-worn cameras (BWC) to any of its officers, the chief constable, chief officer, or commissioner; and if required under the police force’s policies or guidelines, the Police Board must – among other things – ensure that a privacy impact assessment (PIA) has been completed and approved by the appropriate head of the public body, that information about the police force’s use of BWC is available to the public on the police force’s website, that a written policy exists which covers at minimum that only BWCs issued by the police force are permitted to be used and the circumstances under which a BWC is permitted to be used to record an encounter, and procedures for ensuring that any potential disclosure of BWC video is consistent with applicable provincial or federal privacy legislation;³
12. The purpose of the BC Provincial Policing Standards for Body Worn Cameras is to ensure consistency and guide police agencies on how to implement this technology;
13. The cost associated with BWC is often cited as a barrier to implementation. These costs include not only significant costs associated with acquiring the equipment, but also ongoing cost of administration, maintenance, data storage, transcription and disclosure. It is important to

understand the full scope of implementing and maintaining a BWC program and the significant investment of public funds involved;

14. The VPD has an authorized strength of 1348 sworn officers. Of these, approximately 800 officers are assigned to front-line duties and would be the most appropriate to be equipped with BWC (NOTE: Not all front-line officers are on duty at the same time. The number of cameras required would be reflective of the number of on-duty officers);
15. Nationally, the Royal Canadian Mounted Police (RCMP) is currently rolling out BWC to their officers across the country. Between 10,000 - 15,000 body-worn cameras will be deployed to RCMP officers across Canada starting with a field test of 300 BWC in three different RCMP Divisions;
16. Public Safety Canada has estimated the annual per unit cost for the RCMP's BWC and Digital Evidence Management System (DEMS) program to be \$2,000 - \$3,000 annually. The annual subscription is expected to include software and data storage (as part of the DEMS system) and the yearly subscription cost for BWCs; ⁴
17. The 2015-2016 IIO Annual Report noted a review of 71 IIO investigations to determine whether the availability of BWC footage could have assisted in expediting and concluding these investigations. The review concluded that BWC footage would have potentially assisted in resolving 93% of the investigations sooner and potentially led to corresponding cost savings, as well as reducing stress for complainants and respondent officers; and
18. Given that the RCMP is currently rolling out a nation-wide BWC program, along with the provincial government's endorsement of BWC for police departments in the province, the opportunity for Mayor and Council to support and otherwise take steps to enable the VPD to implement BWC for all front-line and patrol officers by 2025, is timely and warranted.

THEREFORE BE IT RESOLVED

- A. THAT Council formally support and take steps to enable the VPD to implement a "Body Worn Camera" (BWC) program that will equip all front-line and patrol officers by 2025.
- B. THAT Council direct the Mayor to write to the Vancouver Police Board on behalf of Council indicating support for the implementation of a "Body Worn Camera" (BWC) program in Vancouver;
FURTHER THAT the Mayor's letter be sent to the Vancouver Police Union, B.C.'s Minister of Public Safety and Solicitor General, and all other relevant partners and stakeholders.
- C. THAT Council direct staff to work with the VPD and other relevant partners and stakeholders to identify the costs to implement and sustain a "Body Worn Camera" (BWC) program for all VPD front-line and patrol officers by 2025, as

well as funding options and opportunities for implementing and sustaining a BWC program;

FURTHER THAT staff be directed to report back to Council with information and recommendations in early 2024.

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¹ Under the Police Act, the Policing and Security Branch is responsible for ensuring adequate and effective levels of policing in B.C. The Branch determines standards for things such as training and equipment; <https://www2.gov.bc.ca/gov/content/justice/criminal-justice/policing-in-bc/about-us>

² The Supreme Court of Canada has noted that an individual does not automatically forfeit his or her privacy interests when in public, especially given technological developments that make it possible for personal information “to be recorded with ease, distributed to an almost infinite audience, and stored indefinitely”. And as the Supreme Court added more recently, the right to informational privacy includes anonymity which “permits individuals to act in public places but to preserve freedom from identification and surveillance.”
https://www.priv.gc.ca/media/1984/qd_bwc_201502_e.pdf

³ Under privacy legislation, law enforcement agencies are responsible for protecting personal information from unauthorized access or use, disclosure, copying, modification and destruction, as well as loss and theft. Reasonable steps must be taken to safeguard recordings.
https://www.priv.gc.ca/media/1984/qd_bwc_201502_e.pdf

⁴ As part of the RCMP's Vision150 modernization plan, the force is rolling out body-worn cameras (BWCs) and a Digital Evidence Management System (DEMS) to RCMP officers across the country. Between 10,000 -15,000 body-worn cameras will be deployed to contract and federal police officers who interact with communities, across Canada's rural, urban and remote locations, starting with a field test with up to 300 cameras in three different RCMP Divisions (<https://www.rcmp-grc.gc.ca/en/body-worn-cameras>). The federal government's 2020 Fall Economic Statement committed \$238.5 million over six years towards BWC. Part of this financial commitment includes fully funding the RCMP initiative until 2024/25, at which point contract partners will absorb all costs. <https://www.ubcm.ca/about-ubcm/latest-news/implementation-rcmp-body-worn-cameras>

* * * * *

referred

REFERRAL MOVED by Councillor Klassen
SECONDED by Councillor Meiszner

THAT the motion entitled “Implementing Body-Worn Cameras (BWC) for the Vancouver Police Department (VPD)”, be referred to the Standing Committee on Policy and Strategic Priorities meeting on Wednesday, December 7, 2022, to hear from speakers, followed by debate and decision.

CARRIED UNANIMOUSLY

NOTICE OF COUNCIL MEMBER'S MOTIONS

1. Increasing the Climate-Smart Supply of Renewable Energy in Vancouver

Councillor Carr submitted a notice of Council Members' motion on the above-noted matter. The motion may be placed on the Council meeting agenda of January 17, 2023, as a Council Members' Motion.

NEW BUSINESS

1. Requests for Leaves of Absence

MOVED by Councillor Carr

SECONDED by Councillor Zhou

THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on December 7, 2022, from 5 pm onward;

FURTHER THAT Councillor Carr be granted a Leave of Absence for personal reasons from meetings on December 8, 2022, from 6 pm onwards;

FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on December 7, 2022 from 6 pm onwards.

AND FURTHER THAT Mayor Sim be granted a Leave of Absence for personal reasons from meetings on December 14, 2022, from 10 am to 2 pm.

CARRIED UNANIMOUSLY

2. Request for Leave of Absence

MOVED by Councillor Dominato

SECONDED by Councillor Boyle

THAT Councillor Dominato be granted a Leave of Absence for personal reasons from meetings on December 7, 2022 from 6 pm onwards.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

1. Snow Removal Response

Councillor Kirby-Yung enquired about the City's readiness, preparations and activities to prepare for ice and snow. She also enquired about the communication plan in place to inform individual and commercial property owners with respect to the importance of accessibility and safety in keeping sidewalks clear. The City Manager provided a brief update on the City's weather response plan.

2. Data on Rooming Houses

Councillor Klassen requested information on how many rooming houses there are at this time in the city of Vancouver, how many there were in previous decades, what led to their reduction and the by-laws related to regulating rooming houses. The City Manager agreed to provide an update.

3. Motion - Cutting Red Tape: Making Homes Accessible

Councillor Dominato requested an update on the motion Council passed entitled “Cutting Red Tape: Making Homes Accessible”, with regard to expediting and prioritizing permits for individuals with disabilities who need to renovate their homes. The City Manager provided a brief response and agreed to provide an update.

4. Environmental Impacts of Salt and Alternatives

Councillor Fry enquired about the impacts of salt on wildlife and vegetation and whether the City has pursued any alternative salt measures. The City Manager agreed to provide an update.

5. Public E-Scooter Share Timeline for Implementation

Councillor Kirby-Yung requested a follow up to the November 24, 2022, memo with regard to preparing for a shared electric kick scooter pilot and working towards an implementation time line of Spring 2024. The City Manager agreed to provide an update.

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 10:59 am.

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