



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON POLICY AND STRATEGIC PRIORITIES

DECEMBER 7, 2022

A meeting of the Standing Committee of Council on Policy and Strategic Priorities was held on Wednesday, December 7, 2022, at 9:31 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 Peter Meiszner, Chair
Mayor Ken Sim
Councillor Christine Boyle
Councillor Adriane Carr
Councillor Lisa Dominato* (Leave of Absence for Personal Reasons from 4 pm to 10 pm)
Councillor Pete Fry
Councillor Sarah Kirby-Yung* (Leave of Absence for Civic Business from 6 pm to 10 pm)
Councillor Mike Klassen, Vice Chair
Councillor Brian Montague
Councillor Lenny Zhou

ABSENT:

Councillor Rebecca Bligh (Leave of Absence for Civic Business)

CITY MANAGER'S OFFICE:

Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager

CITY CLERK'S OFFICE:

Lesley Matthews, Deputy City Clerk
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 Klassen

THAT Council adopt items 2, 3, 4 and 5, on consent.

CARRIED UNANIMOUSLY

1. Contract Award for Fire Hall No. 9 Consulting Services November 7, 2022

Staff from Finance, Risk and Supply Chain Management responded to questions.

MOVED by Councillor Zhou

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 a contract with HCMA Architecture + Design, for Fire Hall No. 9 Consulting Services, for a term of 5 years or until services are complete with an estimated contract value of \$3,588,700.00, plus applicable taxes over the term of the project, to be funded from the multi-year Capital Budget for Fire Hall No. 9.
- 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 through C.

CARRIED UNANIMOUSLY (Vote No. 08908)
(Councillors Dominato and Kirby-Yung absent for the vote)

2. Contract Award for City of Vancouver Transition to SAP Cloud November 1, 2022

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to negotiate to the satisfaction of the City's Deputy City Manager, City's Director of Legal Services, and the City's Chief Procurement Officer and enter into a contract with SAP Canada Inc., for, for a term of up to six (6) years and nine (9) months, with an estimated contract value of up to \$15,187,469, plus applicable taxes over the contract term, to be funded through operating and capital budgets.

- B. THAT the Director of Legal Services, Chief Procurement Officer and Deputy City Manager 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 through C.

ADOPTED ON CONSENT (Vote No. 08923)
(Councillors Dominato and Kirby-Yung absent for the vote)

**3. Contract Award for Heavy Duty Equipment Rentals and Leases
October 28, 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 Engineering Services, the City's Director of Legal Services, and the City's Chief Procurement Officer, and execute three-year standing offer agreements with the following fifteen vendors for the optional rental or lease of heavy duty equipment, with the estimated aggregate value of all of the agreements to be \$4,800,000 plus applicable taxes, which is to be funded through the approved 2022 Engineering Operating and Capital budgets:

Finning Canada;
United Rentals;
Prairie Coast Equipment Inc.;
Frontline Machinery Ltd.;
Foreman Equipment Ltd.;
Rollins Machinery;
Kodiak Trucking & Equipment Ltd.;
Britco BOXX Limited Partnership;
Cooper Equipment Rentals;
Douglas Lake Equipment Ltd.;
Vanport Enterprises Ltd.;
Vimar Equipment Ltd.;
Westerra Equipment;
Big Dig Excavating Ltd.; and
Westvac Industrial Ltd.

- B. THAT the City's Director of Legal Services, its Chief Procurement Officer, and its General Manager of Engineering Services be delegated authority to execute the agreements described in A above on behalf of the City.
- C. THAT no legal rights or obligations will be created by Council's adoption of A and B above unless and until each aforementioned agreement is executed by the authorized signatories of the City.

ADOPTED ON CONSENT (Vote No. 08924)

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

**4. 2022 Community Services and Other Social Grants
December 6, 2022**

THAT the Committee recommend to Council

- A. THAT Council authorize six (6) Hastings Legacy Fund grants totalling \$142,400 from the Hastings Social Responsibility Reserve to the organizations listed in Column 1 of Appendix A of the Report dated December 6, 2022, entitled "2022 Community Services and Other Social Grants", in the amounts recommended for each organization in Column 2 of Appendix A of the above noted Report.
- B. THAT Council approve one (1) Organizational Capacity Building grant of \$4,500 from the 2022 Social Policy Operating Grants Budget to The Dugout Drop-In Centre Society for strategic planning support.
- C. THAT Council approve one (1) one-time Renter Services grant of \$25,000 from the Affordable Housing Operating Grants Budget (EHT Allocation) to the First United Community Ministry Society for the Evictions Survey and Mapping research project under the Renter Services Grants Program.
- D. THAT Council approve one (1) Capital grant of \$12,172 from the 2022 Capital Budget Provincial Childcare MOU funds for school age 5-12 year olds to False Creek Community Centre Association to create 10 additional/new licensed school-aged childcare spaces at the Community Centre.
- E. THAT Council approve one (1) grant of \$30,000 which was provided to the City by Vancouver Coastal Health (VCH) to advance the City's and VCH's joint priorities under the Healthy City Strategy, including responses to health inequities and consequences of the COVID-19 pandemic and upstream interventions in the social determinants of health, to Simon Fraser University Morris J. Wosk Centre for Dialogue for the Hey Neighbour Collective Project.
- F. THAT Council approve up to a combined total of \$100,000 in one-time grants under the Social Policy Grants Program for the Building Safer Communities Vancouver Program and authorize the Managing Director, Social Policy & Projects, to approve individual funding amounts for each one-time community based research grant to organizations and projects selected based on the specific eligibility criteria and requirements detailed in Appendix C of the Report dated December 6, 2022, entitled "2022 Community Services and Other Social Grants". Source of funds is Federal funding through the Building Safer Communities Funds from Public Safety and Emergency Preparedness Canada.
- G. THAT, pursuant to Section 206(1)(j) of the Vancouver Charter, Council deems any organization that is to receive a grant pursuant to A through F above, is listed in Appendices A to C of the Report dated December 6, 2022, entitled "2022 Community Services and Other Social Grants", or named in A to F above, and is

not a registered charity with the Canada Revenue Agency, to be an organization contributing to the health or welfare of the City.

- H. THAT Council authorize the General Manager, Arts, Culture and Community Services to negotiate and execute agreements to disperse the grants described in A to F on the terms and conditions set out herein or such other terms and conditions as are satisfactory to the General Manager, Arts, Culture and Community Services and the Director of Legal Services.
- I. THAT no legal rights or obligations will arise or be created by Council's adoption of A through F unless and until all legal documentation has been executed and delivered by the respective parties.

ADOPTED ON CONSENT AND A to I
BY THE REQUIRED MAJORITY (Vote No. 08925)
(Councillors Dominato and Kirby-Yung absent for the vote)

**5. 102 East Pender Street – Sun Ah Hotel - Heritage Façade Grant – SI-2021-00526 – SI-2021-00527 – SI-2021-00528
November 1, 2022**

THAT the Committee recommend to Council

- A. THAT Council approve a facade grant of up to \$50,000 to the owners, Lung Kong Kung Shaw Limited (the "Applicant") for the rehabilitation of the principal façade of the building known as the Sun Ah Hotel (the "Heritage Building"), which is listed on the Vancouver Heritage Register in the 'C' evaluation category and has been designated by the City as protected heritage property, on lands having a civic address of 102 East Pender Street (*PID: 015-666-603; Lot 24 Block 15 District Lot 196 Plan 184* (the "Property")) as contemplated by Sign Permit Application Numbers SI-2021-00526, SI-2021-00527, and SI-2021-00528 (the "Applications"); source of funds is the 2022 Capital Budget for the Heritage Façade Rehabilitation Program.
- B. THAT as a condition of approval of the façade grant, the Applicant be required to enter into an agreement with the City, to be registered against title to the Property as a covenant under section 219 of the Land Title Act, which agreement will require the rehabilitation to be overseen by a qualified heritage consultant and will require the owner of the Property to maintain the principal façade of the Heritage Building in good appearance and good repair for a minimum of fifteen years.
- C. THAT the agreement described above shall be prepared, registered and given priority over all existing financial charges, to the satisfaction of the Director of Legal Services in consultation with the General Manager of Planning, Urban Design and Sustainability.

ADOPTED ON CONSENT AND A
BY THE REQUIRED MAJORITY (Vote No. 08926)

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

**6. Closure and Sale of a Portion of Lane Adjacent to 150 West Pender Street
November 7, 2022**

a. Staff Report

MOVED by Councillor Dominato
THAT the Committee recommend to Council

THAT Council close, stop-up and convey to the owners of 534, 536, 548 and 550 Cambie Street, (550 Cambie JV LP, 548-550 Cambie Street Holdings Ltd. and 534 Cambie Street Holdings Ltd., collectively referred to as the "Buyer"), that approximately 223 square metre portion of lane, as generally shown bold outlined and hatched on the sketch attached as Appendix "B" (the "City Lane") of the Report dated November 7, 2022, entitled "Closure and Sale of a Portion of Lane Adjacent to 150 West Pender Street", to be subdivided with the abutting lands, subject to the terms and conditions as noted in Appendix "A of the above noted Report;

FURTHER THAT, the conveyance of the City Lane to the Buyer be subject to the terms and conditions of the Sale set out in the Council Report (In Camera) approved by Council on April 26, 2022.

CARRIED UNANIMOUSLY (Vote No. 08909)

b. Resolution

MOVED by Councillor Fry
THAT the Committee recommend to Council

WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. There is a sales contract with the owners of 534, 536, 548 and 550 Cambie Street, (550 Cambie JV LP, 548-550 Cambie Street Holdings Ltd. and 534 Cambie Street Holdings Ltd., collectively referred to as the "Buyer") to purchase [PID: 005-410-517] Lot D, Block 38, District Lot 541, Plan 21020, the "City Lands";
3. The Buyer of the City Lands has made application to purchase the abutting 223 square metre portion of lane;
4. The said portion of lane to be closed was dedicated by the deposit of Plan 210 in 1894;
5. The said portion of lane to be closed is no longer required for municipal purposes;

6. The said portion of lane to be closed will be conveyed to the Buyer and subdivided with the City Lands to form a single parcel and to dedicate road to the City.

THEREFORE BE IT RESOLVED THAT all that portion of lane adjacent to the said City Lands, the same as shown in heavy outline on the Reference Plan prepared by Bill Wong, B.C.L.S., completed on the 23rd day of November, 2022, and numbered Plan EPP125775, a copy of which is attached hereto, be closed, stopped-up and conveyed to the Buyer of the said City Lands;

AND FURTHER BE IT RESOLVED THAT the said portion of lane to be closed is to be subdivided with the said City Lands to form a single parcel and to dedicate road to the City, to the satisfaction of the Director of Legal Services and the Approving Officer.

CARRIED UNANIMOUSLY (Vote No. 08910)

7. Reducing Barriers and Deepening Affordability for Non-Profit, Co-op and Social Housing in Every Neighbourhood (Members' Motion B.2)

At the Council meeting on December 6, 2022, Council referred this motion to the Standing Committee on Policy and Strategic Priorities meeting on December 7, 2022, in order to hear from speakers, followed by debate and decision.

* * * * *

During the hearing of speakers, the Committee recessed at 11:56 am and reconvened at 1:03 pm.

* * * * *

The Committee heard from 32 speakers in support of the motion and seven speakers in opposition to the motion.

MOVED by Councillor Boyle
THAT the Committee recommend to Council

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.

amended

AMENDMENT MOVED by Councillor Klassen

THAT, in A:

- the words “affirm its commitment to reducing the barriers to providing non-market housing in the city and” be added before “direct staff”;
- the words “and analysis” be added before “for Council”;
- the words “referring to Public Hearing that would delegate” be struck and replaced with “toward enabling the delegation of”;
- the words “as already contemplated in the Vancouver Plan,” be added before “in the RM-3A”;
- add the following as additional clause:

FURTHER THAT Council shall, upon receiving and considering staff’s recommendations and advice toward reducing the barriers to providing non-market housing in the city, give consideration to referring the matter to a Public Hearing within the context of the Vancouver Plan planning framework.

FURTHER THAT, in B:

- the word “feasibility” be added before “and recommendations”;
- the words “And that” be struck and replaced with the words “including recommendations for how this work could potentially”;
- the word “framework” be added after “Vancouver Plan implementation”;

FURTHER THAT, in C:

- the words “analysis and potential” be added before “changes to”;
- the words “the City’s” be added before “current Tenant Relocation”;
- the words “including any unintended impact on new housing viability and affordability” be added before “consistent with”;
- the words “an option” be struck and replaced with “potential options”;

FURTHER THAT, in D:

- the words “and otherwise empower” be added before “staff to engage”;

- the words “clarifications or changes” be struck and replaced with “potential clarifications and/or changes”;
- the words “improve the policy and” be added before “strengthen public”;
- the word “inadvertently” be added before “creating barriers”;
- the words “with no funding” be struck and replaced with “where there is no funding”;
- add the following as additional clause:

FURTHER THAT staff report back on the impacts of a revised definition of social housing that would be distinct from other government partners, and the impact that it may have on accessing funding streams and securing housing investment from senior levels of government;

AND FURTHER THAT the following be added as E:

THAT Council direct staff to include specific answers to the following questions relative to clauses A, B, C, and D above in the various staff recommendations, analysis, and reports back to Council as noted:

- a. Do any actions contemplated in clauses A, B, C, or D above complicate, interfere with, compromise, undermine, and/or contradict any staff actions and/or plans currently underway such as the Vancouver Plan and the Broadway Plan in ways that would require staff and staff resources to be diverted away from existing work, notably staff diverted away from work already underway in the development of an Official Community Plan (OCP) for the city that is also anticipated to streamline rezoning processes and timelines?
- b. Are there any current and/or ongoing staff actions or efforts to increase housing that could be negatively and/or unintentionally impacted or slowed by the actions contemplated in this motion? For example, current work by staff to clear the City’s significant housing approval backlog.
- c. Are BC Hydro and other utilities such as sewer, and water able to accommodate the housing shift contemplated in this motion?
- d. What impact will the shift contemplated in this motion have on Vancouver’s tree canopy and efforts to address climate change and the inequity evident from heat mapping data for the city?

- e. What are the potential approaches that can be employed to mitigate any land price inflation and additional speculation that could result from the block up zoning contemplated in the motion?
- f. What does the delegation of “final approval” to staff in this motion entail in the context of the actions contemplated in clauses A, B, C, and/or D in terms of process, and do staff believe that delegating authority to staff will materially reduce approval times?
- g. Do the actions and changes contemplated in this motion support and appropriately fit helpfully into a clear, overarching citywide housing plan?

CARRIED (Vote no. 08911)
(Councillors Boyle, Carr and Fry opposed)

During debate on the above amendment, Councillor Fry rose on a point of order under Section 8.7 (f) of the Procedure By-law, noting clause d in the amendment to be frivolous as a similar amendment was ruled out of order by previous Council. After consulting with staff, the Chair ruled against Councillor Fry’s point of order and noting the amendment is in order and not frivolous.

The amendment having carried, the motion as amended is CARRIED UNANIMOUSLY (Vote No. 08912)

FINAL MOTION AS APPROVED (lettering changed to reflect approved amendment)

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 affirm its commitment to reducing the barriers to providing non-market housing in the city and direct staff to bring forward recommendations and analysis for Council to consider toward enabling the delegation of authority to City staff to approve developments of up to 12 stories (with a corresponding increase in FSR), as already contemplated in the Vancouver Plan, 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;

FURTHER THAT Council shall, upon receiving and considering staff's recommendations and advice toward reducing the barriers to providing non-market housing in the city, give consideration to referring the matter to a Public Hearing within the context of the Vancouver Plan planning framework.

- B. THAT Council direct staff to report back on considerations, feasibility, 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, including recommendations for how this work could potentially be prioritized within the Vancouver Plan implementation framework.
- C. THAT Council direct staff to report back with analysis and potential changes to the City's current Tenant Relocation and Protection Policy for Non-Market Housing Development (3.1) – including any unintended impact on new housing viability and affordability – consistent with the Tenant Protection for Market Rental Housing Development (2.1) in order to provide potential options 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.

- D. THAT Council direct and otherwise empower staff to engage with the community housing sector on potential clarifications and/or changes related to the city's definition of social housing in order to improve the policy and strengthen public understanding and trust, without inadvertently creating barriers to developing community housing at break-even rents where there is no funding from senior levels of government;

FURTHER THAT staff report back on the impacts of a revised definition of social housing that would be distinct from other government partners, and the impact that it may have on accessing funding streams and securing housing investment from senior levels of government.

- E. THAT Council direct staff to include specific answers to the following questions relative to clauses A, B, C, and D above in the various staff recommendations, analysis, and reports back to Council as noted:
- a. Do any actions contemplated in clauses A, B, C, or D above complicate, interfere with, compromise, undermine, and/or contradict any staff actions and/or plans currently underway such as the Vancouver Plan and the Broadway Plan in ways that would require staff and staff resources to be diverted away from existing work, notably staff diverted away from work already underway in the development of an Official Community Plan (OCP) for the city that is also anticipated to streamline rezoning processes and timelines?
 - b. Are there any current and/or ongoing staff actions or efforts to increase housing that could be negatively and/or unintentionally impacted or slowed by the actions contemplated in this motion? For example, current work by staff to clear the City's significant housing approval backlog.
 - c. Are BC Hydro and other utilities such as sewer, and water able to accommodate the housing shift contemplated in this motion?
 - d. What impact will the shift contemplated in this motion have on Vancouver's tree canopy and efforts to address climate change and the inequity evident from heat mapping data for the city?
 - e. What are the potential approaches that can be employed to mitigate any land price inflation and additional speculation that could result from the block up zoning contemplated in the motion?

- f. What does the delegation of “final approval” to staff in this motion entail in the context of the actions contemplated in clauses A, B, C, and/or D in terms of process, and do staff believe that delegating authority to staff will materially reduce approval times?
- g. Do the actions and changes contemplated in this motion support and appropriately fit helpfully into a clear, overarching citywide housing plan?

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

At the Council meeting on December 6, 2022, Council referred this motion to the Standing Committee on Policy and Strategic Priorities meeting on December 7, 2022, in order to hear from speakers, followed by debate and decision.

The Committee heard from one speaker in support of the motion.

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

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.ⁱ

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.

* * * * *

ⁱ 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>

* * * * *

CARRIED UNANIMOUSLY (Vote No. 08913)

9. Reviewing Vancouver's Age-Friendly Action Plan and Aligning with WHO's Age-Friendly Cities Framework (Members' Motion B.4)

At the Council meeting on December 6, 2022, Council referred this motion to the Standing Committee on Policy and Strategic Priorities meeting on December 7, 2022, in order to hear from speakers, followed by debate and decision.

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

MOVED by Councillor Klassen
THAT the Committee recommend to Council

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;ⁱ
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; ⁱⁱ
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.

* * * * *

ⁱ 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.

ⁱⁱ *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.

* * * * *

CARRIED UNANIMOUSLY (Vote No. 08914)

10. Harmonizing City of Vancouver and Provincial Childcare Policies and Licensing Requirements (Members' Motion B.5)

At the Council meeting on December 6, 2022, Council referred this motion to the Standing Committee on Policy and Strategic Priorities meeting on December 7, 2022, in order to hear from speakers, followed by debate and decision.

The Committee heard from six speakers in opposition to the motion.
MOVED by Councillor Dominato

THAT the Committee recommend to Council

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.

amended

AMENDMENT MOVED by Councillor Klassen

THAT, in A the words "and update" be added before "the City's childcare policies";

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

"with specific direction that staff's review of the City's current guidelines takes into consideration urban land use and building constraints, as well as the need to increase the number of childcare spaces to meet demand, and considers the need for culturally-informed childcare for Indigenous children.";

FURTHER THAT the following be added as B and C:

- B. THAT City staff be directed to engage with Vancouver Board of Parks and Recreation ("Park Board") staff regarding potential opportunities to co-locate childcare within or adjacent to existing, expanded, and/or new parks to support outdoor play;

FURTHER THAT Council request the Mayor write to the Park Board requesting that the Park Board direct Park Board staff to engage with City staff with the intent to support an increase in the number of childcare spaces to help meet demand.

- C. THAT Council request the Mayor write to the Vancouver Board of Education ("VBE") to request that they explore options for enhancing the greening of school sites to increase children's access to natural outdoor play areas where childcare is offered, or where childcare is planned for, and request that VBE staff work to explore opportunities to increase the number of childcare spaces on VBE lands (including in schools and other facilities), with the intent to help meet demand;

FURTHER THAT City staff identify any potential grant opportunities to support the VBE in its efforts.

AND FURTHER THAT, in D the words “and update” be added before “the City’s childcare policies”.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Boyle

THAT, in A:

- the words “and with childcare experts, including MVAEC,” be added after “Provincial counterparts”;
- the words “harmonize and otherwise align” be struck and replaced with “modernize”;

FURHTER THAT the following be added as additional clause in A:

FURTHER THAT any changes proposed not reduce the quality of care or quality of space for children, especially access to green space, in Vancouver.

LOST (Vote No. 08915)

(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou, and Mayor Sim opposed)

* * * * *

During debate on the amendment, it was,

MOVED by Councillor Dominato

THAT the Committee extend past 5 pm to complete item 10.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

AMENDMENT TO THE AMENDMENT MOVED by Councillor Boyle

THAT, in A the words “and with childcare experts, including MVAEC,” be added after “Provincial counterparts”;

FURHTER THAT the following be added as additional clause in A:

FURTHER THAT any changes proposed not reduce the quality of care or quality of space for children, especially access to green space, in Vancouver.

LOST (Vote No. 08916)

(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou, and Mayor Sim opposed)

The amendments to the amendment having lost, the amendment was put and CARRIED (Vote No.08917) with Councillors Boyle and Carr opposed.

Prior to the vote, the Committee agreed to separate the components of the amended motion. The amended motion was put with A and D having CARRIED (Vote No. 08918) with Councillors Boyle, Carr and Fry opposed; and B and C having CARRIED UNANIMOUSLY (Vote No. 08919).

FINAL MOTION AS APPROVED (lettering changed to reflect approved amendment)

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

- A. THAT Council direct staff to seek to initiate a process with their Provincial counterparts to harmonize and otherwise align and update the City's childcare policies and childcare design guidelines with those of the Province to efficiently and effectively enable a greater number of childcare spaces in the city of Vancouver and at a more rapid pace, with specific direction that staff's review of the City's current guidelines takes into consideration urban land use and building constraints, as well as the need to increase the number of childcare spaces to meet demand, and considers the need for culturally-informed childcare for Indigenous children.
- B. THAT City staff be directed to engage with Vancouver Board of Parks and Recreation ("Park Board") staff regarding potential opportunities to co-locate childcare within or adjacent to existing, expanded, and/or new parks to support outdoor play;

FURTHER THAT Council request the Mayor write to the Park Board requesting that the Park Board direct Park Board staff to engage with City staff with the intent to support an increase in the number of childcare spaces to help meet demand.

- C. THAT Council request the Mayor write to the Vancouver Board of Education ("VBE") to request that they explore options for enhancing the greening of school sites to increase children's access to natural outdoor play areas where childcare is offered, or where childcare is planned for, and request that VBE staff work to explore opportunities to increase the number of childcare spaces on VBE lands (including in schools and other facilities), with the intent to help meet demand;

FURTHER THAT City staff identify any potential grant opportunities to support the VBE in its efforts.

- D. 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 and update the City's childcare policies and design guidelines with those of the Province.

* * * * *

MOVED by Councillor Boyle

THAT the Committee reconvene in 30 minutes after the recess.

CARRIED UNANIMOUSLY

The Committee recessed at 5:15 pm and reconvened at 5:46 pm.

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11. Implementing Body-Worn Cameras (BWC) for the Vancouver Police Department (VPD) (Members' Motion B.6)

At the Council meeting on December 6, 2022, Council referred this motion to the Standing Committee on Policy and Strategic Priorities meeting on December 7, 2022, in order to hear from speakers, followed by debate and decision.

The Committee heard from two speakers in support of the motion and two speakers in opposition to the motion.

MOVED by Councillor Zhou

THAT the Committee recommend to Council

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; ⁱ
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; ⁱⁱ
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; ⁱⁱⁱ

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; ^{iv}
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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ⁱ 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>

ⁱⁱ 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/gd_bwc_201502_e.pdf

ⁱⁱⁱ 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/gd_bwc_201502_e.pdf

^{iv} 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>

* * * * *

amended

AMENDMENT MOVED by Councillor Fry

THAT A to C be struck and replaced with the following:

THAT Council defer consideration of formal support for implementing a Body Worn Camera (BWC) program, pending approval of the Vancouver Police Board's 2023 operating budget request for \$200,000 to implement a BWC pilot; scoping of full cost and budget for BWC; and VPB's commitments to report back on risk mitigation and Privacy Impact Assessment (PIA) have been completed and approved.

LOST (Vote No. 08920)

(Councillors Klassen, Meiszner, Montague, Zhou, and Mayor Sim opposed)

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

AMENDMENT MOVED by Councillor Boyle

THAT, in A:

- the word "pilot" be added before "program";
- the words "that will equip all front line and patrol officers by 2025" be struck;

FURTHER THAT, in B the word "pilot" be added before "program";

AND FURTHER THAT the following be added as the second clause in C:

FURTHER THAT direct staff to work with the VPD and other relevant partners and stakeholders to put in place a plan for tracking and evaluating impacts of the BWC program, and that this information be made public and used to inform future BWC policy and funding decisions.

LOST (Vote No. 08921)

(Councillors Klassen, Meiszner, Montague, Zhou, and Mayor Sim opposed)

The amendments having lost, the motion was put and CARRIED (Vote No.08922) with Councillors Boyle, Carr and Fry opposed.

The Committee adjourned at 6:47 pm.

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**COUNCIL MEETING MINUTES
STANDING COMMITTEE OF COUNCIL ON
POLICY AND STRATEGIC PRIORITIES**

DECEMBER 7, 2022

A meeting of the Council of the City of Vancouver was held on Wednesday, December 7, 2022, at 6:48 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on Policy and Strategic Priorities meeting, to consider the recommendations and actions of the Committee.

PRESENT:

Mayor Ken Sim
Councillor Christine Boyle
Councillor Adriane Carr
Councillor Pete Fry
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Lenny Zhou

ABSENT:

Councillor Rebecca Bligh (Leave of Absence for Civic Business)
Councillor Lisa Dominato (Leave of Absence for Personal Reasons)
Councillor Sarah Kirby-Yung (Leave of Absence for Personal Reasons)

CITY MANAGER'S OFFICE:

Karen Levitt, Deputy City Manager

CITY CLERK'S OFFICE:

Lesley Matthews, Deputy City Clerk
David Yim, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on Policy and Strategic Priorities
Wednesday, December 7, 2022

Council considered the report containing the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities. Its items of business included:

1. Contract Award for Fire Hall No. 9 Consulting Services
2. Contract Award for the City of Vancouver Transition to SAP Cloud
3. Contract Award for Heavy Duty Equipment Rentals and Leases
4. 2022 Community Services and Other Social Grants
5. 102 East Pender Street – Sun Ah Hotel - Heritage Façade Grant
6. Closure and Sale of a Portion of Lane Adjacent to 150 West Pender Street
7. Reducing Barriers and Deepening Affordability for Non-Profit, Co-op and Social Housing in Every Neighbourhood (Member's Motion B.2)

8. Establishing Fixed-Rate Community Amenity Contributions (CACs) for Low-Rise and Medium-Rise Projects City-Wide (Member's Motion B.3)
9. Reviewing Vancouver's Age-Friendly Action Plan and Aligning with WHO's Age-Friendly Cities Framework (Member's Motion B.4)
10. Harmonizing City of Vancouver and Provincial Childcare Policies and Licensing Requirements (Member's Motion B.5)
11. Implementing Body-Worn Cameras (BWC) for the Vancouver Police Department (VPD) (Member's Motion B.6)

Items 1 to 11

MOVED by Councillor Fry
SECONDED by Councillor Meiszner

THAT the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities at its meeting of December 7, 2022, as contained in items 1 to 11, be approved.

CARRIED UNANIMOUSLY

URGENT BUSINESS

MOVED by Councillor Carr
SECONDED by Councillor Boyle

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

CARRIED UNANIMOUSLY

1. A By-law to Incur a Debt by the Issue and Sale of a Debenture to the Federation of Canadian Municipalities in the Aggregate Principal Amount of \$2,000,000 for Costs Associated with the City's Fire Hall #17 Net Zero Project. (By-law No.13598)

BY-LAWS

MOVED by Councillor Zhou
SECONDED by Councillor Montague

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

CARRIED UNANIMOUSLY

1. A By-law to enact a Housing Agreement for 2406-2484 Renfrew Street (By-law No.13599)

ADJOURNMENT

MOVED by Councillor Fry
SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 6:51 pm.

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