



## **COUNCIL MEETING MINUTES**

**JANUARY 31, 2023**

A Meeting of the Council of the City of Vancouver was held on Tuesday, January 31, 2023, at 9:31 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened by electronic means as authorized in Part 14 of the *Procedure By-law*.

**PRESENT:** Mayor Ken Sim  
Councillor Rebecca Bligh  
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

**CITY MANAGER'S OFFICE:** Paul Mochrie, City Manager

**CITY CLERK'S OFFICE:** Rosemary Hagiwara, Deputy 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 team members who work hard every day to help make our city an incredible place to live, work, and play.

### **PROCLAMATION – BLACK HISTORY MONTH**

Mayor Sim proclaimed the month of February 2023, as Black History Month in the city of Vancouver and invited Councillor Fry to read it aloud and make the presentation. Maurice Earle from the Unity Centre Association for Black Cultures, came forward to the podium to accept the Proclamation and say a few words.

## **IN CAMERA MEETING**

MOVED by Councillor Bligh  
SECONDED by Councillor Meiszner

THAT Council will go into meetings later this week which are closed to the public, pursuant to Section 165.2(1) of the *Vancouver Charter*, to discuss matters related to paragraphs:

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the city or another position appointed by the city;
- (c) labour relations or other employee relations;
- (e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;
- (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.

CARRIED UNANIMOUSLY

## **ADOPTION OF MINUTES**

1. Council – January 17, 2023

MOVED by Councillor Klassen  
SECONDED by Councillor Carr

THAT the Minutes of the Council meeting of January 17, 2023, be approved.

CARRIED UNANIMOUSLY

2. Public Hearing – January 17, 2023

MOVED by Councillor Zhou  
SECONDED by Councillor Bligh

THAT the Minutes of the Public Hearing of January 17, 2023, be approved.

CARRIED UNANIMOUSLY

3. Council (Policy and Strategic Priorities) – January 18, 2023

MOVED by Councillor Carr  
SECONDED by Councillor Klassen

THAT the Minutes of the Council meeting following the Standing Committee on Policy and Strategic Priorities meeting of January 18, 2023, be approved.

CARRIED UNANIMOUSLY

4. Public Hearing – January 19, 2023

MOVED by Councillor Zhou  
SECONDED by Councillor Klassen

THAT the Minutes of the Public Hearing of January 19, 2023, be approved.

CARRIED UNANIMOUSLY

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Dominato  
SECONDED by Councillor Carr

THAT Council adopt Referral Report 1 on consent.

CARRIED UNANIMOUSLY

**UNFINISHED BUSINESS**

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

At the Council meeting on January 17, 2023, Council referred the following motion to the Standing Committee on Policy and Strategic Priorities meeting on January 18, 2023, in order to hear from speakers, followed by debate and decision. Due to audio issues, Council referred this motion to the Council meeting on January 31, 2023, as the first item of Unfinished Business.

The Deputy General Manager, Planning, Urban Design and Sustainability responded to questions.

Council heard from five speakers in support of the motion and one speaker who spoke on other aspects of the motion.

MOVED by Councillor Carr

SECONDED by Councillor Boyle

#### WHEREAS

1. Vancouver, like cities and countries around the world, is facing an increasing numbers of record-breaking extreme weather events, including heat waves, droughts, floods and storms. Extreme weather is evidence of Earth's rapidly changing climate, which is detailed by the Intergovernmental Panel on Climate Change (IPCC) (see <https://www.ipcc.ch/report/sixth-assessment-report-working-group-3/>; and [https://www.ipcc.ch/report/ar6/wg2/downloads/report/IPCC\\_AR6\\_WGII\\_SummaryForPolicymakers.pdf](https://www.ipcc.ch/report/ar6/wg2/downloads/report/IPCC_AR6_WGII_SummaryForPolicymakers.pdf));
2. Accelerating climate change is putting people, infrastructure, economies and natural ecosystems at increasing risk as evidenced by the death of 99 Vancouverites in the 2021 "heat dome", storm damage to Vancouver's sea wall and Kitsilano pool, disruptions to supply chains, and loss of trees; (see <https://vancouver.sun.com/news/local-news/stanley-parks-trees-pushed-to-the-brink-by-drought-moths>);
3. Climate change is also increasing the burden of costs for municipal governments. According to the Federation of Canadian Municipalities (FCM), local governments own and are responsible for about 60% of public infrastructure. A 2020 report by the FCM and the Insurance Bureau of Canada, noted that climate adaptation is estimated to cost municipalities \$5.3 billion annually. (see <https://fcm.ca/en/news-media/news-release/climate-adaptation-estimated-cost-municipalities-5-billion-annually#:~:text=According%20to%20the%20report's%20findings,to%200.26%25%20of%20Canada's%20GDP>). In a report released November 30, 2022, the total economic costs of the extreme weather events that BC experienced in 2021 are between \$10.6 and \$17.1 billion (see: [A Climate Reckoning | Canadian Centre for Policy Alternatives](#));
4. Scientists are imploring every political jurisdiction to ramp up its efforts to reduce its GHGs, rapidly reduce the use of fossil fuels and increase renewable energy (see: UN climate report: It's 'now or never' to limit global warming to 1.5 degrees <https://news.un.org/en/story/2022/04/1115452>; and <https://www.un.org/en/climatechange/powering-safer-future>; and <https://news.un.org/en/story/2022/05/1118452>);
5. Although the City of Vancouver is committed to reducing by 50% its GHG emissions over 2007 levels by 2030 and achieving net zero emissions by 2050 - commitments that are in line with globally-agreed-to targets negotiated by the UN Climate Change Conference of the Parties -- we have only reduced our emissions by 15 percent to date (see: <https://vancouver.ca/files/cov/2021-ceap-annual-report.pdf>);

6. In Vancouver, 57 percent of our emissions come from burning gas in buildings and 37 percent from transportation. The uptake in Vancouver is high for the purchase of Zero Emission Vehicles (ZEVs): 12% of 2020-2021 vehicles sold. By 2030 all new construction will be net zero emission. The city's Climate Emergency Action Plan also will require all current buildings to be retrofit to net zero emission by 2050. Vancouver is able to be a leader in climate-smart buildings due to our own building code as well as our investment in the training of contractors and tradespeople through the Vancouver-initiated Zero Emissions Building Exchange (ZEBX) and Metro Vancouver Zero Emissions Innovation Center. In addition, the city accelerated uptake in installation of heat pumps by offering matching grants to the provincial rebates for heat pumps;
7. Both EVs and building retrofits, including the installation of heat pumps, EV charging and electric hot water heating, are creating increased demand for electricity supply. However, B.C. Hydro's Five-Year Electrification Plan, released by the government in September of 2021, estimates that it has sufficient supply of clean electricity, including from Site C dam, only to 2030;
8. Motions submitted by the City of Vancouver for consideration by the Union of BC Municipalities (UBCM) related to pursuing distributed renewable energy were passed by consensus or near-consensus at UBCM's September 2022 Convention, specifically:
  - a. That the Government of B.C. pursue as quickly as possible adding financial incentives, including increased feed-in-tariffs, for home and building owners to install solar photovoltaic panels and solar-hot-water systems, and modify the B.C. Building Code, and include in a future BC. Existing Buildings Alterations Code specifications including design and placement standards, and load-bearing requirements for solar (photovoltaic) panels and solar hot water systems;
  - b. That the Government of British Columbia support and provide funding for training programs for workers deep energy retrofits and construction of deeply affordable climate-smart housing, including installing solar panels, solar hot water systems and heat pumps;
9. Recognizing the need to quickly shift to renewable energy, other jurisdictions are requiring solar energy production. For example, starting in 2023 Berlin is requiring solar panel (PV) installations for all new buildings and major renovations. Copenhagen, due to its district energy system and green electricity grid which is largely powered by wind energy, is aiming to be net carbon neutral by 2025. Also, 802 cities in Europe have re-purchased private utility companies to green their grids and keep consumer costs low. And in November, 2022, France announced that it will require all parking lots with 80 or more spaces to be covered by solar panels. See: <https://www.cnn.com/2022/12/03/parking-lots-becoming-as-important-as-cars-in-climate-change-efforts.html#>;
10. If installed properly, rooftop solar applications are synergistic with greens roofs, which are currently required in Vancouver on large commercial and institutional buildings but may in future be required on other buildings types as part of

Vancouver's Rain City Strategy and Climate Emergency Action Plan. See [Photo Voltaic on Green Roofs – the Scandinavian Way \(livingarchitecturemonitor.com\)](https://livingarchitecturemonitor.com);

11. Solar photovoltaic systems would not only help meet the increasing demand for renewable electricity but, together with solar hot water systems, would greatly reduce energy costs for families and businesses.

THEREFORE BE IT RESOLVED THAT Vancouver City Council direct staff to:

- a. Consult with appropriate agencies including BC Hydro, renewable energy experts, and relevant contractor and trades worker associations, including Metro Vancouver Zero Emissions Innovation Centre (ZEIC), regarding how best to expedite increasing the supply of renewable energy in Vancouver;
- b. Consult with the appropriate B.C. government ministries regarding their timelines and processes for implementing the renewable energy-related motions tabled by the City of Vancouver and passed unanimously or near-unanimously at the 2022 UBCM convention, including provincial requirements for installation of renewable energy systems, training of installers, and consumer rebates for solar PVC and solar hot water systems;
- c. Evaluate the potential of different types of renewable energy, including solar photovoltaic systems, solar hot water systems, wind and renewable district energy systems, to reduce Vancouver city's GHGs, increase reliability of energy supply and reduce consumers' energy costs;
- d. Determine changes that would be needed in the Vancouver Building By-law and other by-laws, policies and codes to enable expanding renewable energy production in Vancouver; and
- e. Report back to Council by Q4 2023 with results of the above work and a plan that includes options, costs and benefits, and timelines for the City of Vancouver to aggressively pursue increasing production of renewable energy within city limits.

amended

AMENDMENT MOVED by Councillor Carr  
SECONDED by Councillor Meiszner

THAT in a. the words "experts and" be inserted after the word "appropriate";  
FURTHER THAT in a. the words "renewable energy experts, and relevant contractor and trades worker associations, including Metro Vancouver Zero Emissions Innovation Centre (ZEIC)," be struck;

FURTHER THAT b. be struck and replaced with the following:

Encourage Metro Vancouver Zero Emissions Innovation Centre (ZEIC) to consider convening top thinkers on urban renewable energy production in the Metro Vancouver region through the ZEBx (Zero Emission Building Exchange) or B2E (Building to Electrification) coalition to help inform City staff and elected officials about the potential to increase renewable energy production in Vancouver and the region.

FURTHER THAT in c. the words “in general” be added after the word “Evaluate”;

FURTHER THAT in c. the words “difference types of” be struck;

FURTHER THAT d. be struck;

FURTHER THAT that e. be struck and replaced by the following (re-lettered as d.):

Report back to Council by Q4 2023 with results of the above information gathering, and present recommendations on the options, costs and benefits for a City of Vancouver renewable energy initiative, including changes that would be needed in the Vancouver Building By-law and other by-laws, policies and codes to enable expanding renewable energy production including in combination with green roofs where appropriate in Vancouver and how a City of Vancouver renewable energy initiative would best be incorporated into current City efforts to streamline regulations for the expedited delivery of housing;

AND FURTHER THAT the following be added at the end of the motion:

FURTHER THAT Council direct the Mayor to, on behalf of City Council, write to the appropriate B.C. government Ministers to expedite implementing the renewable energy-related motions tabled by the City of Vancouver and passed unanimously or near-unanimously at the 2022 UBCM convention, specifically to expand training programs for workers to install solar panels and solar hot water systems, offer consumer rebates on solar PVC (photovoltaic) panels and solar hot water systems, and require that B.C. Hydro increase feed-in tariffs to incentivize more investment in renewable energy production.

CARRIED UNANIMOUSLY (Vote No. 08969)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 08970).

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

WHEREAS

1. Vancouver, like cities and countries around the world, is facing an Increasing numbers of record-breaking extreme weather events, including heat waves, droughts, floods and storms. Extreme weather is evidence of Earth's rapidly changing climate, which is detailed by the Intergovernmental Panel on Climate Change (IPCC) (see <https://www.ipcc.ch/report/sixth-assessment-report-working-group-3/>; and

[https://www.ipcc.ch/report/ar6/wg2/downloads/report/IPCC\\_AR6\\_WGII\\_SummaryForPolicymakers.pdf](https://www.ipcc.ch/report/ar6/wg2/downloads/report/IPCC_AR6_WGII_SummaryForPolicymakers.pdf));

2. Accelerating climate change is putting people, infrastructure, economies and natural ecosystems at increasing risk as evidenced by the death of 99 Vancouverites in the 2021 "heat dome", storm damage to Vancouver's sea wall and Kitsilano pool, disruptions to supply chains, and loss of trees; (see <https://vancouver.sun.com/news/local-news/stanley-parks-trees-pushed-to-the-brink-by-drought-moths>);
3. Climate change is also increasing the burden of costs for municipal governments. According to the Federation of Canadian Municipalities (FCM), local governments own and are responsible for about 60% of public infrastructure. A 2020 report by the FCM and the Insurance Bureau of Canada, noted that climate adaptation is estimated to cost municipalities \$5.3 billion annually. (see <https://fcm.ca/en/news-media/news-release/climate-adaptation-estimated-cost-municipalities-5-billion-annually#:~:text=According%20to%20the%20report's%20findings,to%200.26%25%20of%20Canada's%20GDP>). In a report released November 30, 2022, the total economic costs of the extreme weather events that BC experienced in 2021 are between \$10.6 and \$17.1 billion (see: [A Climate Reckoning | Canadian Centre for Policy Alternatives](#));
4. Scientists are imploring every political jurisdiction to ramp up its efforts to reduce its GHGs, rapidly reduce the use of fossil fuels and increase renewable energy (see: UN climate report: It's 'now or never' to limit global warming to 1.5 degrees <https://news.un.org/en/story/2022/04/1115452>; and <https://www.un.org/en/climatechange/powering-safer-future>; and <https://news.un.org/en/story/2022/05/1118452>);
5. Although the City of Vancouver is committed to reducing by 50% its GHG emissions over 2007 levels by 2030 and achieving net zero emissions by 2050 - commitments that are in line with globally-agreed-to targets negotiated by the UN Climate Change Conference of the Parties -- we have only reduced our emissions by 15 percent to date (see: <https://vancouver.ca/files/cov/2021-ceap-annual-report.pdf>);
6. In Vancouver, 57 percent of our emissions come from burning gas in buildings and 37 percent from transportation. The uptake in Vancouver is high for the purchase of Zero Emission Vehicles (ZEVs): 12% of 2020-2021 vehicles sold. By 2030 all new construction will be net zero emission. The city's Climate Emergency Action Plan also will require all current buildings to be retrofitted to net zero emission by 2050. Vancouver is able to be a leader in climate-smart buildings due to our own building code as well as our investment in the training of contractors and tradespeople through the Vancouver-initiated Zero Emissions Building Exchange (ZEBX) and Metro Vancouver Zero Emissions Innovation Center. In addition, the city accelerated uptake in installation of heat pumps by offering matching grants to the provincial rebates for heat pumps;

7. Both EVs and building retrofits, including the installation of heat pumps, EV charging and electric hot water heating, are creating increased demand for electricity supply. However, B.C. Hydro's Five-Year Electrification Plan, released by the government in September of 2021, estimates that it has sufficient supply of clean electricity, including from Site C dam, only to 2030;
8. Motions submitted by the City of Vancouver for consideration by the Union of BC Municipalities (UBCM) related to pursuing distributed renewable energy were passed by consensus or near-consensus at UBCM's September 2022 Convention, specifically:
  - a. That the Government of B.C. pursue as quickly as possible adding financial incentives, including increased feed-in-tariffs, for home and building owners to install solar photovoltaic panels and solar-hot-water systems, and modify the B.C. Building Code, and include in a future BC. Existing Buildings Alterations Code specifications including design and placement standards, and load-bearing requirements for solar (photovoltaic) panels and solar hot water systems;
  - b. That the Government of British Columbia support and provide funding for training programs for workers deep energy retrofits and construction of deeply affordable climate-smart housing, including installing solar panels, solar hot water systems and heat pumps;
9. Recognizing the need to quickly shift to renewable energy, other jurisdictions are requiring solar energy production. For example, starting in 2023 Berlin is requiring solar panel (PV) installations for all new buildings and major renovations. Copenhagen, due to its district energy system and green electricity grid which is largely powered by wind energy, is aiming to be net carbon neutral by 2025. Also, 802 cities in Europe have re-purchased private utility companies to green their grids and keep consumer costs low. And in November, 2022, France announced that it will require all parking lots with 80 or more spaces to be covered by solar panels. See: <https://www.cnbc.com/2022/12/03/parking-lots-becoming-as-important-as-cars-in-climate-change-efforts.html#>;
10. If installed properly, rooftop solar applications are synergistic with greens roofs, which are currently required in Vancouver on large commercial and institutional buildings but may in future be required on other buildings types as part of Vancouver's Rain City Strategy and Climate Emergency Action Plan. See [Photo Voltaic on Green Roofs – the Scandinavian Way \(livingarchitecturemonitor.com\)](https://livingarchitecturemonitor.com/photo-voltaic-on-green-roofs-the-scandinavian-way);
11. Solar photovoltaic systems would not only help meet the increasing demand for renewable electricity but, together with solar hot water systems, would greatly reduce energy costs for families and businesses.

THEREFORE BE IT RESOLVED THAT Vancouver City Council direct staff to:

- a. Consult with appropriate experts and agencies including BC Hydro, regarding how best to expedite increasing the supply of renewable energy in Vancouver;

- b. Encourage Metro Vancouver Zero Emissions Innovation Centre (ZEIC) to consider convening top thinkers on urban renewable energy production in the Metro Vancouver region through the ZEBx (Zero Emission Building Exchange) or B2E (Building to Electrification) coalition to help inform City staff and elected officials about the potential to increase renewable energy production in Vancouver and the region;
- c. Evaluate in general the potential of renewable energy, including solar photovoltaic systems, solar hot water systems, wind and renewable district energy systems, to reduce Vancouver city's GHGs, increase reliability of energy supply and reduce consumers' energy costs;
- d. Report back to Council by Q4 2023 with results of the above information gathering, and present recommendations on the options, costs and benefits for a City of Vancouver renewable energy initiative, including changes that would be needed in the Vancouver Building By-law and other by-laws, policies and codes to enable expanding renewable energy production including in combination with green roofs where appropriate in Vancouver and how a City of Vancouver renewable energy initiative would best be incorporated into current City efforts to streamline regulations for the expedited delivery of housing;

FURTHER THAT Council direct the Mayor to, on behalf of City Council, write to the appropriate B.C. government Ministers to expedite implementing the renewable energy-related motions tabled by the City of Vancouver and passed unanimously or near-unanimously at the 2022 UBCM convention, specifically to expand training programs for workers to install solar panels and solar hot water systems, offer consumer rebates on solar PVC (photovoltaic) panels and solar hot water systems, and require that B.C. Hydro increase feed-in tariffs to incentivize more investment in renewable energy production.

**2. Granville Street Planning Program – Terms of Reference and Interim Rezoning Policies  
December 14, 2022**

At the beginning of this item, Mayor Sim declared a conflict of interest as he has an interest in a business that holds a commercial lease with Bonnis Properties who has an interest in development along Granville Street. He left the meeting at 11:09 am and did not return until the completion of this item.

At this point in the meeting, Acting Mayor Bligh assumed the Chair.

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Dominato

- A. THAT Council approve the preparation of a *Granville Street Planning Program* in accordance with the Terms of Reference outlined in Appendix A of the Report dated December 14, 2022, entitled "Granville Street Planning Program – Terms of Reference and Interim Rezoning Policies".

- B. THAT Council approve the Granville Street Interim Rezoning Policy, as attached in Appendix B of the Report dated December 14, 2022, entitled “Granville Street Planning Program – Terms of Reference and Interim Rezoning Policies”, to establish the conditions under which new rezoning enquiries and applications will be considered while the planning process is underway.
- C. THAT Council approve amendments to the Development Contribution Expectations Policy in Areas Undergoing Community Planning, generally as attached in Appendix C of the Report dated December 14, 2022, entitled “Granville Street Planning Program – Terms of Reference and Interim Rezoning Policies”, to manage potential land value speculation in the area around Granville Street during the planning process.

amended

AMENDMENT MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Meiszner

THAT the following be added to A:

1. THAT Council direct staff to advance any current or new applications for the development of new hotels concurrently with the Planning Program as expeditiously as possible, in order to address the critical shortage of hotel rooms in the city, support Vancouver’s tourism sector, help it remain competitive, and support opportunities such as FIFA 2026;

FURTHER THAT Council direct staff to bring forward any necessary amendments to the Interim Hotel Development Policy as may be necessary to advance the development of new hotels concurrently within the Planning Program area;

2. THAT Council direct staff to advance the processing of the 800-876 Granville rezoning application to referral for public hearing at earliest possible date while respecting the legal requirements, including public notification, and providing an opportunity for adequate public feedback;

FURTHER THAT in B, Appendix B under “Policies” part b, the words “or policy enquiry process (PEP) advice” be added after the words “rezoning advice” and that the word “or” be added to the end and read as follows:

- b. Where a recent application for rezoning advice, or policy enquiry process (PEP) advice has been received within one year prior to the approval of this policy and the applicant has received a written response stating that a rezoning application would be considered and the applicant has submitted a subsequent rezoning application within 180 days of the date of the letter of response; or

FURTHER THAT in B, Appendix B under "Policies", the following be added as c:

- c. Where an application for rezoning is proposing at least 75% of the total FSR to be developed as hotel use. Hotel use could include traditional hotel rooms as well as hotels offering a short-term apartment style operating model.

FURTHER THAT the following be added as D:

THAT the Granville Street Planning Program include and consider a bold vision for the development of a significant new destination public space that could include a range of uses such as but not limited to: outdoor performance, gathering and activity space/s, patios and outdoor dining;

FURTHER THAT this vision go beyond being pedestrian-friendly and aspire to the success of The Shipyards and other proven public spaces, and that visions and options for development of a signature public space be brought forward for consideration in the next four-year capital plan (2027-2030).

AND FURTHER THAT the following be added as E:

THAT staff engage with Translink as part of the Granville Street Planning Program on the potential to make the Granville Street Entertainment District zone vehicle free and to relocate buses to adjacent streets, and report back to Council as part of the Planning Program report on the impacts, pros and cons, considerations and feasibility.

CARRIED UNANIMOUSLY (Vote No. 8971)  
(Mayor Sim absent for the vote due to conflict of interest)

AMENDMENT MOVED by Councillor Boyle  
SECONDED by Councillor Carr

THAT the following be added to A as 3 and 4:

3. THAT Council direct staff to add 'social' along with cultural, economic and heritage benefits, to the Granville Street Planning Program, with a particular focus on addressing gender based safety in the Granville Entertainment District.
4. THAT Council direct staff to explore bylaw changes, consistent with the recommendations in the Vancouver Music Plan, to facilitate more public music and arts performance in the Granville Entertainment District including amplification during evening hours (6m to 10pm) and report back to Council with any recommended changes.

CARRIED UNANIMOUSLY (Vote No. 08972)  
(Mayor Sim absent for the vote due to conflict of interest)

The amendments having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 08973) with Mayor Sim absent for the vote due to conflict of interest.

### FINAL MOTION AS APPROVED

- A. THAT Council approve the preparation of a *Granville Street Planning Program* in accordance with the Terms of Reference outlined in Appendix A of the Report dated December 14, 2022, entitled “Granville Street Planning Program – Terms of Reference and Interim Rezoning Policies”, and include the following amendments:
1. THAT Council direct staff to advance any current or new applications for the development of new hotels concurrently with the Planning Program as expeditiously as possible, in order to address the critical shortage of hotel rooms in the city, support Vancouver’s tourism sector, help it remain competitive, and support opportunities such as FIFA 2026;  
  
FURTHER THAT Council direct staff to bring forward any necessary amendments to the Interim Hotel Development Policy as may be necessary to advance the development of new hotels concurrently within the Planning Program area;
  2. THAT Council direct staff to advance the processing of the 800-876 Granville rezoning application to referral for public hearing at earliest possible date while respecting the legal requirements, including public notification, and providing an opportunity for adequate public feedback;
  3. THAT Council direct staff to add 'social' along with cultural, economic and heritage benefits, to the Granville Street Planning Program, with a particular focus on addressing gender based safety in the Granville Entertainment District;
  4. THAT Council direct staff to explore bylaw changes, consistent with the recommendations in the Vancouver Music Plan, to facilitate more public music and arts performance in the Granville Entertainment District including amplification during evening hours (6m to 10pm) and report back to Council with any recommended changes.
- B. THAT Council approve the Granville Street Interim Rezoning Policy, as attached in Appendix B of the Report dated December 14, 2022, entitled “Granville Street Planning Program – Terms of Reference and Interim Rezoning Policies”, to establish the conditions under which new rezoning enquiries and applications will be considered while the planning process is underway and include the following amendments under “Policies” listed in Appendix B of the same report:
- b. Where a recent application for rezoning advice, or policy enquiry process (PEP) advice has been received within one year prior to the approval of this policy and the applicant has received a written response stating that a rezoning application would be considered and the applicant has submitted a subsequent rezoning application within 180 days of the date of the letter of response; or

- c. Where an application for rezoning is proposing at least 75% of the total FSR to be developed as hotel use. Hotel use could include traditional hotel rooms as well as hotels offering a short-term apartment style operating model.
- C. THAT Council approve amendments to the Development Contribution Expectations Policy in Areas Undergoing Community Planning, generally as attached in Appendix C of the Report dated December 14, 2022, entitled “Granville Street Planning Program – Terms of Reference and Interim Rezoning Policies”, to manage potential land value speculation in the area around Granville Street during the planning process.
- D. THAT the Granville Street Planning Program include and consider a bold vision for the development of a significant new destination public space that could include a range of uses such as but not limited to: outdoor performance, gathering and activity space/s, patios and outdoor dining;  
  
FURTHER THAT this vision go beyond being pedestrian-friendly and aspire to the success of The Shipyards and other proven public spaces, and that visions and options for development of a signature public space be brought forward for consideration in the next four-year capital plan (2027-2030);
- E. THAT staff engage with Translink as part of the Granville Street Planning Program on the potential to make the Granville Street Entertainment District zone vehicle free and to relocate buses to adjacent streets, and report back to Council as part of the Planning Program report on the impacts, pros and cons, considerations and feasibility.

At 11:37 am, Mayor Sim resumed the Chair.

## REPORTS

### 1. **Improving Life Safety in SROs: Updates and Grant to SRO-Collaborative January 24, 2023**

The General Manager, Arts, Culture and Community Services, the Fire Chief, and staff from Arts, Culture and Community Services provided a presentation.

\* \* \* \* \*

During the presentation by staff, it was

MOVED by Councillor Bligh  
SECONDED by Councillor Kirby-Yung

THAT the meeting be extended past noon in order to complete the presentation on this item.

CARRIED UNANIMOUSLY

\* \* \* \* \*

Council recessed at 12:01 pm and reconvened at 3:10 pm.

\* \* \* \* \*

The Fire Chief, the Chief Building Official and Director, Development Buildings and Licensing, staff from Arts, Culture and Community Services, the City Manager, and the General Manager, Arts, Culture and Community Services, responded to questions.

Council heard from one speaker in support of the report recommendations.

MOVED by Councillor Boyle  
SECONDED by Councillor Dominato

- A. THAT Council authorize a grant totalling \$110,000 to the Downtown Eastside SRO Collaborative Society to fund the SRO Fire Safety Preparedness and Response in SROs pilot project outlined in Appendix A of the Report dated January 24, 2023, entitled "Improving Life Safety in SROs: Updates and Grant to SRO-Collaborative". Source of funding is the 2023 City of Vancouver's Operating Budget.
- B. THAT Council delegate its authority to the City's General Manager of Arts, Culture, and Community Services (or their designate) to negotiate and execute legal agreements disbursing the grants described in A above and containing the terms and conditions described in this Report and any other terms and conditions that the City's General Manager of Arts, Culture, and Community Services and its Director of Legal Services deems necessary.
- C. THAT no legal rights or obligations will arise or be created by Council's adoption of A and B above unless and until all legal documentation has been executed and delivered by the respective parties.

amended

AMENDMENT MOVED by Councillor Dominato  
SECONDED by Councillor Bligh

THAT the following be added as D:

THAT Council direct the Mayor to write the provincial Minister of Housing and Interim CEO of BC Housing regarding the significant fire risk facing publicly and privately operated SROs and request a meeting to explore and identify short term measures to address fire risk, including but not limited to, education, regulatory, and funding tools.

CARRIED UNANIMOUSLY (Vote No. 08978)

AMENDMENT MOVED by Councillor Fry  
SECONDED by Councillor Boyle

THAT the following be added as E:

THAT Council Direct staff to report back with consideration to work with VFRS and DTES SRO Collaborative to identify and expand where the *Fire Safety Preparedness and Response in SROs* pilot can be deployed to improve fire safety and tenant education, specifically in un-sprinklered SRO buildings.

amended

AMENDMENT TO THE AMENDMENT MOVED by Councillor Bligh  
SECONDED by Councillor Klassen

THAT the following be added to the end of E:

FURTHER THAT staff explore options to fund work related to the above through the Empty Homes Tax.

CARRIED UNANIMOUSLY (Vote No. 08979)

The amendment to the amendment having carried, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 08980).

The amendments having carried, the motion as amended was put and CARRIED UNANIMOUSLY AND A BY THE REQUIRED MAJORITY (Vote No. 08981).

#### **FINAL MOTION AS APPROVED**

- A. THAT Council authorize a grant totalling \$110,000 to the Downtown Eastside SRO Collaborative Society to fund the SRO Fire Safety Preparedness and Response in SROs pilot project outlined in Appendix A of Report dated January 24, 2023, entitled "Improving Life Safety in SROs: Updates and Grant to SRO-Collaborative". Source of funding is the 2023 City of Vancouver's Operating Budget.
- B. THAT Council delegate its authority to the City's General Manager of Arts, Culture, and Community Services (or their designate) to negotiate and execute legal agreements disbursing the grants described in A above and containing the terms and conditions described in this Report and any other terms and conditions that the City's General Manager of Arts, Culture, and Community Services and its Director of Legal Services deems necessary.
- C. THAT no legal rights or obligations will arise or be created by Council's adoption of A and B above unless and until all legal documentation has been executed and delivered by the respective parties.
- D. THAT Council direct the Mayor to write the provincial Minister of Housing and Interim CEO of BC Housing regarding the significant fire risk facing publicly and

privately operated SROs and request a meeting to explore and identify short term measures to address fire risk, including but not limited to, education, regulatory, and funding tools.

- E. THAT Council direct staff to report back with consideration to work with VFRS and DTES SRO Collaborative to identify and expand where the *Fire Safety Preparedness and Response in SROs* pilot can be deployed to improve fire safety and tenant education, specifically in un-sprinklered SRO buildings;

FURTHER THAT staff explore options to fund work related to the above through the Empty Homes Tax.

### REFERRAL REPORTS

**1. Zoning and Development By-law Amendments to Schedule E Building Lines (Hastings Street, North Side, from Cassiar Street to Boundary Road) January 23, 2023**

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

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

#### **RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT Council approves, in principle, the application to amend Schedule E of the Zoning and Development By-law to amend the building line for Hastings Street, north side, from Cassiar Street to Boundary Road from 4.3 m to 1.2 m, and from 3.69 m to 0.59 m, as applicable;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law generally in accordance with Appendix A of the Referral Report dated January 23, 2023, entitled "Zoning and Development By-law Amendments to Schedule E Building Lines (Hastings Street, North Side, from Cassiar Street to Boundary Road)".

- B. THAT A above be adopted on the following conditions:
- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ADOPTED ON CONSENT (Vote No. 08974)

### **BY-LAWS**

Councillors Bligh, Klassen, Meiszner, Montague and Zhou advised they had reviewed the proceedings related to by-law 1 and would therefore be voting on the enactment.

Councillors Klassen, Meiszner, Montague and Zhou advised they had reviewed the proceedings related to by-law 2 and would therefore be voting on the enactment.

MOVED by Councillor Carr  
SECONDED by Councillor Dominato

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 4 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area from RS-1 to RM-8AN 6538-6568 Oak Street (By-law No. 13613)  
*(Mayor Sim ineligible to vote)*
2. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 re: 728-796 Main Street (By-law No. 13614)  
*(Mayor Sim ineligible to vote)*
3. A By-law to repeal By-law No. 13361 Authorizing a Housing Agreement for 8460 Ash Street and 8495 Cambie Street (Lot A – For-Profit Affordable Rental Housing) (By-law No. 13615)
4. A By-law to repeal By-law No. 13363 Authorizing a Housing Agreement for 8460 Ash Street and 8495 Cambie Street (Lot C – For-Profit Affordable Rental Housing) (By-law No. 13616)

## MOTIONS

### A. Administrative Motions

#### 1. Approval of Form of Development – 2268 East Broadway

MOVED by Councillor Carr  
SECONDED by Councillor Bligh

THAT the form of development for this portion of the site known as 2268 East Broadway (formerly known as 2246 – 2268 East Broadway) be approved generally as illustrated in the Development Application Number DP-2021-00510, prepared by Omincron AEC Ltd., and submitted electronically on November 25, 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 – 720 East 56th Avenue

MOVED by Councillor Klassen  
SECONDED by Councillor Carr

THAT the form of development for this portion of the site known as 720 East 56th Avenue (formerly known as 724 East 56th Avenue) be approved generally as illustrated in the Development Application Number DP-2021-00842, prepared by Cornerstone Architecture, and submitted electronically on June 6, 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 Carr  
SECONDED by Councillor Zhou

THAT Councillor Boyle be granted a Leave of Absence for personal reasons from meetings on February 2, 2023, from 6 pm to 10 pm.

CARRIED UNANIMOUSLY

## **2. Piloting a Culturally Appropriate, Indigenous-led Supportive Housing and Wellness Centre Project in Partnership with Indigenous Peoples**

MOVED by Councillor Bligh

SECONDED by Councillor Kirby-Yung

### WHEREAS

1. In July 2014, The City of Vancouver officially became a City of Reconciliation with the formal adoption – on July 8, 2014 – of a Reconciliation Framework pursuant to and resulting from the June 2013 Council declaration of a “Year of Reconciliation in Vancouver”;
2. Since July 2014, the City and successive Councils have created new policies to support Reconciliation efforts. Council continues to explore ways to work toward Reconciliation with the Musqueam, Squamish, and Tsleil-Waututh Nations, and the urban Indigenous communities and peoples living in Vancouver; <sup>i</sup>
3. The City of Vancouver has the third largest urban Indigenous population of any Canadian city, and there is a longstanding recognition of the need for Indigenous-specific programs and services in the city that are able to provide traditional, spiritual, and cultural health and healing supports, notably, but not exclusively, in the Downtown East Side (DTES); <sup>ii</sup>
4. The Reconciliation goals of the City include establishing and maintaining mutually respectful relationships between Indigenous and non-Indigenous peoples and to respect the rights of the local First Nations and urban Indigenous peoples; <sup>iii</sup>
5. The City of Vancouver has an Urban Indigenous Peoples' Advisory Committee, the mandate of which is to advise Council and City staff on enhancing access and inclusion for urban Indigenous Peoples and enabling their full participation in City services and civic life;
6. The City of Vancouver recognizes that Indigenous populations in Vancouver experience some of the greatest systemic inequities in health and well-being, and that the systems, methods, concepts, and indicators used to understand these inequities must themselves be created and grounded in the knowledge within Indigenous communities, rather than being imposed from outside;
7. The 2016 census estimated that 61,455 Indigenous persons live in Metro Vancouver, with the City of Vancouver having the largest urban Indigenous population in the region with nearly 14,000 people counted in the census (potentially an undercount due to the fact that many census respondents reportedly do not self-identify);
8. Within the City of Vancouver, the largest numbers of Indigenous residents live in central and north-eastern neighbourhoods, with Strathcona and Grandview-Woodland having the largest percentage of population identifying as Indigenous;

9. Access to traditional, culturally appropriate, and safe health care practices are believed to be equally, if not more important, than access to mainstream non-Indigenous health care. Indigenous concepts of wellness are distinct from western notions of wellness, and are unique to each Indigenous community's respective worldview. As such, there is a growing recognition of the need for indicators – such as those in the City's Healthy City Strategy (HCS) – that reflect Indigenous notions of wellness;
10. The province's First Nations Health Authority (FNHA) has the formal mandate to plan, design, manage, and fund the delivery of First Nations health programs across BC and actively works to transform and reform the way health care is delivered to Indigenous people in BC. The FNHA is committed to supporting Indigenous individuals, families, and communities in achieving the highest level of health and wellness;
11. The FNHA subscribes to the belief that wellness starts with individuals who then influence their families, who then influence their communities, who in turn influence their regions. Each "champion of wellness" has circles of influence through connections in their family, in their work, and in their own communities. Wellness can be championed by sharing the history of Indigenous wellness, sharing one's own stories, persisting through setbacks, and shifting focus from Illness to Wellness;
12. Vancouver Coastal Health (VCH) is likewise committed to supporting the journey of reconciliation with Indigenous peoples in the region and is committed to improving the health of and access to culturally safe healthcare for the Indigenous people in the health region. The VCH Indigenous Health team collaborates, coordinates, and integrates their health programs and services with FNHA to achieve better health outcomes for Indigenous peoples;
13. The April 2022 "City of Vancouver Housing Needs Report" notes that Indigenous households face unique housing challenges and are disproportionately more likely to be renters than owners, with almost half of Indigenous households spending 30% or more of their income on shelter. Homelessness and housing insecurity remain significant issues in Vancouver, with Indigenous persons overrepresented among those experiencing homelessness. Responses to Indigenous housing needs are reflected in work of local First Nations and groups such as the Aboriginal Housing Management Association (AHMA) which advocate for partnerships to deliver secure, affordable housing for Indigenous people in Vancouver and the region;
14. The City of Vancouver is committed to strengthening its relationship with urban Indigenous organizations and community groups that offer culturally appropriate services to the urban Indigenous peoples living in Vancouver;
15. The City of Vancouver has an "Indigenous Healing and Wellness Grants" program that supports projects that provide for traditional, spiritual and cultural healing and wellness activities in Vancouver's urban Indigenous community;

16. Culturally appropriate, Indigenous-led supportive housing and wellness project examples in the city that the City of Vancouver has been involved in include the Aboriginal Land Trust project at 52-92 E Hastings, Women Deliver Project, and the UNYA redevelopment project;
17. There are potentially other projects in the city, either being developed by the City or by other organizations, which might offer additional opportunities to deliver culturally appropriate, Indigenous-led supportive housing and wellness centres.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back by the end of Q2 of 2023 with a review of options and opportunities to deliver new culturally appropriate, Indigenous-led supportive housing and wellness centre projects in the city in partnership with Indigenous peoples, including information regarding potential contributions to these projects by the City (e.g., land, funding, other support, etc.);

FURTHER THAT staff be directed to consult with all relevant stakeholders on the relevant options and opportunities for projects, including but not limited to consultation with the *xwməθkwəyəm* (Musqueam Indian Band), *Sḵwxwú7mesh* (Squamish Nation), *səlílwətaʔ* (Tsleil-Waututh Nation), the city's urban Indigenous communities and peoples, the City's Urban Indigenous Peoples' Advisory Committee, the FNHA, VCH, the Metro Vancouver Aboriginal Executive Council, the Urban Native Youth Association (UNYA), and other urban Indigenous organizations and community groups that offer culturally appropriate, Indigenous-led supportive housing and wellness services in the city and region generally.

*<sup>i</sup> xwməθkwəyəm (Musqueam Indian Band), Sḵwxwú7mesh (Squamish Nation), səlílwətaʔ (Tsleil-Waututh Nation), and the city's urban Indigenous communities.*

<https://vancouver.ca/people-programs/city-of-reconciliation.aspx>

*<sup>ii</sup> "Ceremony helps people to incorporate healthy values such as respect, love, courage, humility, truth, trust and strength into their daily lives." Traditional Healing Circle of Elders, First Nations Centre, National Aboriginal Health Organization, 2007 (From: Indigenous Health Healing and Wellness in the DTES Study, City of Vancouver, 2017).*

*<sup>iii</sup> By way of current practice, the City holds regular joint Council meetings with Musqueam, Squamish, and Tsleil-Waututh leaders.*

\* \* \* \* \*

referred

REFERRAL MOVED by Councillor Carr  
SECONDED by Councillor Klassen

THAT the motion entitled "Piloting a Culturally Appropriate, Indigenous-led Supportive Housing and Wellness Centre Project in Partnership with Indigenous Peoples" be referred to the Standing Committee on City Finance and Services meeting on Wednesday, February 1, 2023, at 9:30 am, in order to hear from speakers, followed by debate and decision.

CARRIED UNANIMOUSLY

### **3. Industrial Modernization and Intensification Framework Development Process Update**

MOVED by Mayor Sim  
SECONDED by Councillor Fry

#### WHEREAS

1. In October 2020, Vancouver City Council received an *Employment Lands and Economy Review* report from City staff;
2. The *Employment Lands and Economy Review* included forecasts showing that, over the long term, the city is facing a potential gap between anticipated demand and potential supply. Under a high demand scenario, the city could face a gap of up to ~1.2M sq. ft. by 2051;
3. Technological innovations are fundamentally changing the relationship between employment, productivity, and how industrial lands are occupied and used. Many new businesses, notably industrial tech and high tech businesses, do not fit neatly within the traditional paradigm of 'heavy' or 'light' industrial use and may also be less impactful in terms of external nuisances while exhibiting non-traditional levels of employment density;
4. Providing for and maintaining space to accommodate industrial businesses and services, especially in the context of the rapidly changing nature of industrial activities and the importance of new technology and high tech industries, is vital to the economic well-being of our city and its success, prosperity, and sustainability;
5. As the preferred location for employers in the region, and with more than half of the city's jobs located on only 10% of the land, Vancouver's employment lands – particularly the city's industrial lands – are under tremendous pressure from competing needs for space. This has led to rising commercial and industrial rents in high demand areas and is leading some industrial businesses, and the jobs they provide, to leave the city;
6. The desired space needs, location preferences, and associated employment and transportation requirements are becoming more diverse and specialized, particularly for technology businesses and tech industry land uses, amid the rapidly evolving nature of business and industrial activities in the city;
7. City staff have outlined a number of ways in which the city's limited industrial land supply can be used more efficiently, including intensification of built forms where local development restrictions, geotechnical / soil conditions, and market factors permit;
8. The City has a draft *Industrial intensification and Modernization Framework* that is intended to provide overarching guidance for the future of Vancouver's industrial lands, including work on recommended regulatory and policy changes that will be brought forward to implement the framework;

9. In November 2021, Mayor and Council received an update memo from the General Manager of Planning, Urban Design and Sustainability (*Industrial Modernization and Intensification Framework*). The memo made note of staff's ongoing program of work toward the development of a comprehensive policy framework for modernizing and intensifying Vancouver's industrial areas and advancing key directions identified in the City of Vancouver's *Employment Lands and Economy Review* ("ELER"), as well as key directions in the Metro Vancouver Regional Industrial Lands Strategy ("MVRILS");
10. The City's draft *Industrial Intensification and Modernization Framework* includes information regarding a series of incremental changes to facilitate the intensification of industrial land use in the city in support of employment growth over the long term;
11. The *Framework* reportedly has four key objectives:
  - i. Protect industrial lands for employment use;
  - ii. Enable balanced industrial intensification;
  - iii. Facilitate the right users in the right spaces;
  - iv. Monitor, Coordinate and Report on industrial change;
12. The economic well-being of our city and its ongoing future success, prosperity, and sustainability require that we provide for and maintain spaces to accommodate industrial activities, businesses, and services to support employment growth, bring jobs closer to people's homes, reduce commute times, lessen the negative impacts of industrial rent price escalation over the long term, as we incrementally intensify, preserve, and even expand the city's industrial lands.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back by the end of Q3 2023 with an update on the *Industrial Modernization and Intensification Framework* development process, including information regarding any additional resources required to advance key directions identified in the City of Vancouver's *Employment Lands and Economy Review* ("ELER"), as well as key directions identified in the Metro Vancouver Regional Industrial Lands Strategy ("MVRILS");

FURTHER THAT staff be directed to include specific information for Council in the update report regarding:

- i. potential opportunities and/or strategies to accelerate the *Framework's* development process, as well as challenges to date;
- ii. staff recommendations to limit land speculation on the city's vitally important, and limited industrial land base;
- iii. an overview of regulatory and policy changes that could potentially be brought forward and considered by Council to facilitate the modernization, preservation, and intensification of the city's industrial and employment lands, including advice on any need to impose a moratorium on the rezoning of existing industrial lands for other land uses and an evaluation of the

concept/principle of one-for-one and two-for-one land swaps similar to provisions in ALR policy;

- iv. a general current state overview of the city's industrial lands and any challenges faced by the City's and staff's efforts to date to preserve employment and industrial lands and spaces in the city, particularly those industrial and employment lands supported by rapid transit (planned and/or existing rapid transit and major transit routes).

referred

REFERRAL MOVED by Councillor Boyle  
SECONDED by Councillor Meiszner

THAT the motion entitled "Industrial Modernization and Intensification Framework Development Process Update" be referred to the Standing Committee on City Finance and Services meeting on Wednesday, February 1, 2023, at 9:30 am, in order to hear from speakers, followed by debate and decision.

CARRIED UNANIMOUSLY

#### **4. Supporting and Expanding Vancouver's Tech Hubs, Clusters, and Districts**

MOVED by Mayor Sim  
SECONDED by Councillor Meiszner

WHEREAS

1. The City of Vancouver is widely recognized as the economic and cultural centre of the rapidly growing Metro Vancouver region, with globally recognized strengths in many key tech sectors including film and television, clean-tech and climate solutions, life sciences, tourism, arts, and culture;
2. Vancouver is home to 34 percent of the region's jobs and has more than 1,100 high tech businesses representing 40% of all high tech businesses in the region, with the largest cluster located in downtown Vancouver accounting for 1/5 of all high tech businesses in the region;
3. Technological innovations are fundamentally changing the relationship between employment, productivity, and how industrial and employment lands are occupied and used;
4. Many emerging tech and industrial tech businesses and their land use do not fit neatly within the traditional paradigm of 'heavy' or 'light' industrial use and may also be less impactful in terms of external nuisances while exhibiting and supporting non-traditional levels of employment density;

5. The tech sector encompasses a wide range of activities including light manufacturing, media and digital entertainment production, clean-tech and biotech, software and hardware design, and various other uses;
6. The city of Vancouver is quickly becoming known as a preeminent North American tech hub with “world-class talent and few immigration headaches” as well as “great views in a convenient time zone.”;
7. Tech companies of all shapes and sizes, including “major players” like Microsoft, Amazon, Apple, Cisco Systems, Samsung, SAP, and Zenefits, are choosing Vancouver as a place to do technology business;
8. According to British price-comparison website Money.co.uk, Vancouver was recently ranked as the No. 7 tech city in world, reportedly higher than any other city outside the U.S., based on earnings, number of startups, and pedigree of local universities. The quest for educated workers, and access to top-tier universities, is one of the factors that give Vancouver competitive edge over other cities as a global tech hub;
9. The space needs of tech businesses can vary widely, but typically require a diversity of spaces at different scales, including offices, production space, and logistical facilities;
10. High tech hubs and clusters drive innovation and entrepreneurship supported by access to capital, knowledge, and talent;
11. Vancouver’s tech sector is supported by a first-class education system that is graduating tomorrow’s tech leaders and innovators from top-calibre institutions and speciality schools;
12. Vancouver is an emerging centre for Artificial Intelligence (AI) with over 64 AI companies thanks to an already established talent pool in visual computing and graphics;
13. Some of the best schools for software development and AI are located in Vancouver, including UBC which is ranked as the number 2 tech school in Canada, and in the top 25 in the world according to the QS World University Ranking;
14. The City of Vancouver, as part of a unified vision for future land use in the city, notably as articulated in the Vancouver Plan and Broadway Plan, is committed to protecting, expanding, and supporting industrial and employment land areas, business districts, campus institutions, and a broad and diverse base of jobs and services in the city;
15. As the preferred location for employers in the region, and with more than half of the city’s jobs located on only 10% of the land, Vancouver’s employment lands – particularly the city’s industrial lands – are under tremendous pressure from competing needs for space which has led to rising commercial and industrial rents in high demand areas;

16. City staff have indicated that efforts currently underway to support the tech sector and preserve employment and industrial lands and spaces supported by transit (particularly regional rapid transit initiatives), not only include the Broadway corridor but are also reflected in the Rupert and Renfrew industrial lands planning processes;
17. In November 2021, the then Mayor and Council received an update memo from the General Manager of Planning, Urban Design and Sustainability (*Industrial Modernization and Intensification Framework*) regarding staff's ongoing program of work toward the development of a comprehensive policy framework for modernizing and intensifying Vancouver's industrial areas and advancing key directions identified in the City of Vancouver's *Employment Lands and Economy Review* ("ELER"), as well as key directions in the *Metro Vancouver Regional Industrial Lands Strategy* ("MVRILS");
18. The economic well-being of our city and its ongoing future success, prosperity, and sustainability require that we not only have strategies to provide for, expand, and maintain lands and spaces to accommodate traditional industrial activities and businesses, but that we also ensure that we secure spaces for the integration and growth of high tech hubs and clusters in the city that drive innovation and entrepreneurship in the city's tech ecosystem and are well-supported by access to capital, knowledge, and talent.

THEREFORE BE IT RESOLVED THAT Council direct staff to explore strategies to facilitate and aggregate new and existing tech hubs and clusters in the city and for staff to report back by the end of Q3 2023 with recommendations and strategic directions for Council to consider to ensure that spaces for integrating and growing high tech hubs and clusters in the city, whether they be in the city's traditional industrial lands or located in new and/or renewing areas, are suitably reflected in the City's planning processes so that Vancouver can sustainably attract and support 21<sup>st</sup> century economic activities to drive innovation, collaboration, and entrepreneurship within and surrounding the city's evolving tech ecosystem;

FURTHER THAT staff be directed to co-ordinate their recommendations and strategic direction advice to Council, and otherwise integrate these within, the context of staff's ongoing program of work toward the development of a comprehensive policy framework for modernizing and intensifying Vancouver's industrial areas and advancing key directions identified in the City of Vancouver's *Employment Lands and Economy Review* ("ELER"), as well as key directions in the *Metro Vancouver Regional Industrial Lands Strategy* ("MVRILS").

referred

REFERRAL MOVED by Councillor Fry  
SECONDED by Councillor Bligh

THAT the motion entitled “Supporting and Expanding Vancouver’s Tech Hubs, Clusters, and Districts” be referred to the Standing Committee on City Finance and Services meeting on Wednesday, February 1, 2023, at 9:30 am, in order to hear from speakers, followed by debate and decision.

CARRIED UNANIMOUSLY

### NOTICE OF COUNCIL MEMBER’S MOTIONS

#### 1. **Climate Action Costs and Benefits**

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 February 14, 2023, as a Council Members’ Motion.

#### 2. **Equity Lens Review of City By-laws to Ensure Equity is at the Forefront**

Councillor Zhou submitted a notice of Council Members’ motion on the above-noted matter. The motion may be placed on the Council meeting agenda of February 14, 2023, as a Council Members’ Motion.

#### 3. **Repealing Vancouver’s Single-Use Beverage Cup Fee**

Councillor Bligh submitted a notice of Council Members’ motion on the above-noted matter. The motion may be placed on the Council meeting agenda of February 14, 2023, as a Council Members’ Motion.

### NEW BUSINESS

#### 1. **Requests for Leaves of Absence**

MOVED by Councillor Carr  
SECONDED by Councillor Kirby-Yung

THAT Councillor Fry be granted Leaves of Absence for personal reasons from meetings on February 9, 2023, from 6 pm to 10 pm and for civic business from meetings on February 15, 2023, from 1 pm to 2 pm;

FURTHER THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on March 8, 2023, from 1 to 4 pm;

FURTHER THAT Councillor Bligh be granted Leaves of Absence for civic business from meetings on February 1, 2023, from 9:30 am to 1 pm and for personal reasons from meetings on February 9, 2023, from 6 to 10 pm;

AND FURTHER THAT Councillor Carr be granted a Leave of Absence for personal reasons from meetings on February 9, 2023, from 6 pm to 10 pm.

CARRIED UNANIMOUSLY

## **2. Requests for Leaves of Absence**

MOVED by Councillor Boyle  
SECONDED by Councillor Bligh

THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on February 9, 2023, from 6 pm to 10 pm;

FURTHER THAT Mayor Sim be granted Leaves of Absence for civic business from meetings on February 7, 2023, from 5 pm to 10 pm, February 14, 2023, from 5 to 7 pm, February 15, 2023, from 9:30 am to 12 pm and March 2, 2023, from 9:30 am to 1 pm.

CARRIED UNANIMOUSLY

## **ENQUIRIES AND OTHER MATTERS**

### **1. Revisiting the City's Single-Use Beverage Cup Fee Policy**

Councillor Fry enquired about an update and timeline on the Report "Revisiting the City's Single-Use Beverage Cup Fee Policy" from March 2, 2022, and if a report back could be expedited as notice has been given to repeal the cup fee. The City Manager agreed to provide a response.

### **2. Vancouver Folk Festival**

Councillor Boyle enquired about the status of the Vancouver Folk Festival and whether staff have connected with the Festival to see what can be done to be able to continue a long standing Vancouver summer tradition. The City Manager agreed to follow up with staff and provide an update.

Councillor Klassen provided a brief update on outreach he has had with the Vancouver Folk Festival Board and noted he will share updates with Council as they are available.

### **3. Animal Shelter Co-location with the SPCA**

Councillor Fry enquired about the animal shelter co-location with the SPCA that was approved in the capital budget and if a more comprehensive update would be forthcoming on what the model will look like including information on shelter capacity and kennel attendants. The City Manager agree to provide response.

**ADJOURNMENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:52 pm.

\* \* \* \* \*