



## REPORT TO COUNCIL

### STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

**MAY 10, 2023**

A meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, May 10, 2023, at 9:32 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened by electronic means as authorized under the Part 14 of the *Procedure By-law*.

**PRESENT:** Councillor Rebecca Bligh, Chair\* (Leave of Absence – Civic Business – 9:30 am to 1 pm)  
Mayor Ken Sim\*  
Councillor Christine Boyle\*  
Councillor Adriane Carr  
Councillor Lisa Dominato\*  
Councillor Pete Fry  
Councillor Sarah Kirby-Yung\*  
Councillor Mike Klassen  
Councillor Peter Meiszner  
Councillor Brian Montague\*  
Councillor Lenny Zhou, Vice-Chair

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

**CITY CLERK'S OFFICE:** Tina Penney, Deputy City Clerk  
Cassia Nasralla, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### WELCOME

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

## **MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Carr

THAT Council adopt Reports 3 and 4a, and Resolution 4b, on consent.

CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)

### **1. 2023 Property Taxation: Rating By-laws and Averaging Resolutions May 5, 2023**

The Committee heard from one speaker in opposition of the recommendations.

#### **1a. Report**

MOVED by Councillor Carr  
THAT the Committee recommend to Council

- A. THAT Council approve, in principle, the 2023 rating by-laws that establish the municipal general purpose tax rate, generally as set out in Appendix C of the Report dated May 5, 2023, entitled “2023 Property Taxation: Rating By-laws and Averaging Resolutions”, and the Metro Vancouver Regional District tax rate, generally as set out in Appendix D of the same report, for each property class.
- B. THAT Council approve, in principle, the 2023 averaging resolutions, generally as set out in Appendices E, F, G, and H, of the Report dated May 5, 2023, entitled “2023 Property Taxation: Rating By-laws and Averaging Resolutions”, that substitute the tax rates established by other taxing authorities to give effect to the land assessment averaging program.
- C. THAT the Director of Legal Services be instructed to bring forward, for enactment or adoption, the by-laws and resolutions referenced in A and B above.

CARRIED UNANIMOUSLY (Vote No. 09250)  
(Councillor Bligh and Mayor Sim absent for the vote)

#### **1b. Resolution – 2023 Tax Levies for Provincial Schools**

MOVED by Councillor Carr  
THAT the Committee recommend to Council

WHEREAS

1. Pursuant to Section 119(3) of the School Act, the Lieutenant Governor in Council determines the tax rate on the net taxable value of all land and improvements in the City of Vancouver;

2. By Order in Council No. 222 and No. 223 approved on April 11, 2023, the Lieutenant Governor in Council determined the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.84300
Class 5 Light Industry	3.33000
Class 6 Business & Other	3.33000

being dollars of tax for each one thousand dollars of taxable value, for the 2023 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver would raise the following sums:

Class 1 Residential	\$ 315,242,332
Class 5 Light Industry	\$ 7,694,258
Class 6 Business & Other	\$ 290,822,490

3. Pursuant to provisions of the *Vancouver Charter*, on March 28, 2023, Council enacted By-law No. 13649 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 13649, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the School Act for the year 2023 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$373,952,943,804	\$373,425,254,977
Class 5 Light Industry	\$2,310,587,900	\$2,232,248,484
Class 6 Business & Other	\$87,334,081,216	\$86,180,823,102

5. Council is obliged to vary the tax rates set by the Administrator in Council to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted.

THEREFORE BE IT RESOLVED THAT in the case of Class 1 Residential, the rate of 0.84419 is hereby substituted for the rate of 0.84300; in the case of Class 5 Light Industry, the rate of 3.44686 is substituted for the rate of 3.33000; and in the case of Class 6 Business & Other, the rate of 3.37456 is substituted for the rate of 3.33000 for taxation pursuant to the School Act in the City of Vancouver for the 2023 taxation year.

CARRIED UNANIMOUSLY (Vote No. 09251)  
(Councillor Bligh and Mayor Sim absent for the vote)

**1c. Resolution – 2023 Tax Levies for South Coast British Columbia Transportation Authority (“TransLink”)**

MOVED by Councillor Klassen  
THAT the Committee recommend to Council

WHEREAS

1. Pursuant to Section 25 of the South Coast British Columbia Transportation Authority Act, the South Coast British Columbia Transportation Authority (“TransLink”) in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. By South Coast British Columbia Transportation Authority Property Tax By-law No. 149-2023 and Replacement Tax By-law No. 150-2023, TransLink levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.21880
Class 5 Light Industry	0.62790
Class 6 Business & Other	0.71910

being dollars of tax for each one thousand dollars of taxable value, for the 2023 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$81,817,903
Class 5 Light Industry	\$1,450,818
Class 6 Business & Other	\$62,596,273

3. Pursuant to provisions of the *Vancouver Charter*, on March 28, 2023, Council enacted By-law No. 13649 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other, in the City of Vancouver;
4. Pursuant to By-law No. 13649, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the South Coast British Columbia Transportation Authority Act for the year 2023 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$373,939,225,804	\$373,413,314,377
Class 5 Light Industry	\$2,310,587,900	\$2,232,248,484
Class 6 Business & Other	\$87,048,077,516	\$85,894,819,402

5. Council is obliged to vary the tax rates set by TransLink in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted.

THEREFORE BE IT RESOLVED THAT, in the case of Class 1 Residential, the rate of 0.21911 is hereby substituted for the rate of 0.21880; in the case of Class 5 Light Industry, the rate of 0.64994 is substituted for the rate of 0.62790; and in the case of Class 6 Business & Other, the rate of 0.72875 is substituted for the rate of 0.71910 for taxation pursuant to the South Coast British Columbia Transportation Authority Act in the City of Vancouver for the 2023 taxation year.

CARRIED UNANIMOUSLY (Vote No. 09252)  
(Councillor Bligh and Mayor Sim absent for the vote)

**1d. Resolution – 2023 Tax Levies for British Columbia Assessment Authority**

MOVED by Councillor Carr  
THAT the Committee recommend to Council

WHEREAS:

1. Pursuant to Section 17(2) of the Assessment Authority Act, the British Columbia Assessment Authority (“BC Assessment”) in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. By 2023/2024 Assessment Authority By-law No. 66, BC Assessment levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.03360
Class 5 Light Industry	0.09640
Class 6 Business & Other	0.09640

being dollars of tax for each one thousand dollars of taxable value, for the 2023 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$12,564,358
Class 5 Light Industry	\$222,741
Class 6 Business & Other	\$8,391,435

3. Pursuant to provisions of the *Vancouver Charter*, on March 28, 2023, Council enacted By-law No. 13649 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 13649, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the Assessment Authority Act for the year 2023 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$373,939,225,804	\$373,413,314,377
Class 5 Light Industry	\$2,310,587,900	\$2,232,248,484
Class 6 Business & Other	\$87,048,077,516	\$85,894,819,402

5. Council is obliged to vary the tax rates set by BC Assessment in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted.

THEREFORE BE IT RESOLVED THAT, in the case of Class 1 Residential, the rate of 0.03365 is hereby substituted for the rate of 0.03360; in the case of Class 5 Light industry, the rate of 0.09978 is substituted for the rate of 0.09640; and in the case of Class 6 Business & Other, the rate of 0.09769 is substituted for the rate of 0.09640 for taxation pursuant to the Assessment Authority Act in the City of Vancouver for the 2023 taxation year.

CARRIED UNANIMOUSLY (Vote No. 09253)  
(Councillor Bligh and Mayor Sim absent for the vote)

**1e. Resolution – 2023 Tax Levies for Municipal Finance Authority of British Columbia**

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

WHEREAS:

1. Pursuant to Sections 17, 18(2) and 19 of the Municipal Finance Authority Act, the Municipal Finance Authority of British Columbia (“MFABC”) in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property taxable for school purposes only by special act);
2. By Municipal Finance Authority of British Columbia Resolution No. 166, 2023, MFABC levied the following tax rates on Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other:

Class 1 Residential	0.00020
Class 5 Light Industry	0.00070
Class 6 Business & Other	0.00050

being dollars of tax for each one thousand dollars of taxable value, for the 2023 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 Residential	\$74,788
Class 5 Light Industry	\$1,617
Class 6 Business & Other	\$43,524

3. Pursuant to provisions of the *Vancouver Charter*, on March 28, 2023, Council enacted By-law No. 13649 which authorized adjustment of the net taxable value of land in Class 1 Residential, Class 5 Light Industry, and Class 6 Business & Other in the City of Vancouver;
4. Pursuant to By-law No. 13649, the net taxable value and the adjusted taxable value of land in the above-noted Classes subject to taxation under the Municipal Finance Authority Act for the year 2023 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 Residential	\$373,939,225,804	\$373,413,314,377
Class 5 Light Industry	\$2,310,587,900	\$2,232,248,484
Class 6 Business & Other	\$87,048,077,516	\$85,894,819,402

5. Council is obliged to vary the tax rates set by MFABC in order to produce the same amount of revenue that would have been raised if the net taxable value of land in the above-noted Classes had not been adjusted.

THEREFORE BE IT RESOLVED THAT, in the case of Class 1 Residential, the rate of 0.00020 is hereby substituted for the rate of 0.00020; in the case of Class 5 Light Industry, the rate of 0.00072 is substituted for the rate of 0.00070; and in the case of Class 6 Business & Other, the rate of 0.00051 is substituted for the rate of 0.00050 for taxation pursuant to the Municipal Finance Authority Act in the City of Vancouver for the 2023 taxation year.

CARRIED UNANIMOUSLY (Vote No. 09254)  
(Mayor Sim and Councillor Bligh absent for the vote)

**2. REPORT BACK – Increasing the Empty Homes Tax to Five Percent and Improving Compliance  
May 1, 2023**

Staff from Financial Services, along with staff from Planning, Urban Design and Sustainability, provided a presentation and responded to questions.

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor Boyle*

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

CARRIED UNANIMOUSLY

\* \* \* \* \*

The Committee heard from one speaker in support of the recommendations, and three speakers in opposition of the recommendations.

Council also had before it a memorandum from the General Manager, Finance, Risk and Supply Chain Management, dated May 8, 2023, entitled “Report back on Empty Homes Tax – Tax Rate (Recommendation A) and Late Declarations (Recommendation H)”. It recommended additional wording to recommendations A and H, in order to provide more clarity, as follows:

THAT at the end of A, the phrase “thereby maintaining the 2022 tax rate.” be added and read as follows:

- A. THAT Council approve a reduction in the Empty Homes Tax rate of 5% to 3% for the 2023 vacancy reference year, thereby maintaining the 2022 tax rate.

FURTHER THAT in H, the phrase “up to five years from the tax reference year,” be added after the phrase “(2nd business day of July in the year following the year of the initial declaration deadline)” and read as follows:

- H. THAT Council approve an amendment to the By-law to allow owners to file a late property status declaration after the late declaration deadline (2nd business day of July in the year following the year of the initial declaration deadline) up to five years from the tax reference year, and the owner must provide evidence to support the declaration status in order for the vacancy tax levy to be reversed from their vacancy or property tax account.

MOVED by Councillor Dominato  
THAT the Committee recommend to Council

- A. THAT Council approve a reduction in the Empty Homes Tax rate of 5% to 3% for the 2023 vacancy reference year, thereby maintaining the 2022 tax rate.
- B. THAT Council approve an amendment to the exemption in Section 3.2(a)(i) in the Vacancy Tax By-law to provide an exemption from the vacancy tax if a building permit was issued within the vacancy reference year, and that this amendment be effective starting in the 2022 vacancy reference year.
- C. THAT Council approve an amendment to the exemption in Section 3.2(b) and (c) in the Vacancy Tax By-law to provide an exemption from the vacancy tax if a development permit, rezoning enquiry, rezoning application, or policy enquiry has been submitted to the City of Vancouver within the vacancy reference year, and that this amendment be effective starting in the 2022 vacancy reference year.
- D. THAT Council approve an amendment to the exemption in Section 3.4 in the Vacancy Tax By-law to:
  - i. Provide a one-time exemption for the 2023 vacancy reference year for properties with strata rental restrictions, if the property was previously declared or determined exempt under Section 3.4 of the By-law for the 2022 vacancy reference year; and



- ii. Terminate this exemption starting in the 2024 vacancy reference year to align with the provincial legislative enactment in November 2022 to prohibit strata rental restrictions.
- E. THAT Council approve a new exemption for vacant new inventory that is unsold for each vacancy reference year after the occupancy permit has been obtained, until it is sold or occupied.
- F. THAT Council approve a new exemption where a property that is not able to be occupied due to a hazardous condition or disaster for at least six months of the year that the event occurred, and the year following.
- G. THAT Council approve a new exemption for properties being used as a secondary residence closer to medical treatment, with the requirement of a written certification from a medical practitioner for each declaration year.
- H. THAT Council approve an amendment to the By-law to allow owners to file a late property status declaration after the late declaration deadline (2nd business day of July in the year following the year of the initial declaration deadline) up to five years from the tax reference year, and the owner must provide evidence to support the declaration status in order for the vacancy tax levy to be reversed from their vacancy or property tax account.
- I. THAT Council approve a late declaration penalty to be charged to owners wanting to file a late property status declaration after the late declaration deadline of 5%, calculated as a percentage of the vacancy tax levy. The penalty may be waived in specific circumstances for hardship.
- J. THAT the Director of Legal Services bring forward for enactment the By-law amendments in accordance with A through I above.

amended

AMENDMENT MOVED by Councillor Kirby-Yung

THAT the following be added as a K:

THAT Council consider directing staff to report back on a graduated tax rate scheme for longer-term (repeat) vacant properties, where properties vacant for a single year would start at a lower rate, and the rate would increase if the property was vacant for multiple consecutive years.

CARRIED UNANIMOUSLY (Vote No. 09255)  
(Councillor Bligh absent for the vote)

\* \* \* \* \*

*During debate on the recommendations, it was*

*MOVED by Councillor Fry*

*THAT the meeting extend past noon in order to complete item 2.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY  
(Councillor Bligh absent for the vote)*

\* \* \* \* \*

AMENDMENT MOVED by Councillor Fry

THAT in E, the following phrase “for each vacancy reference year after the occupancy permit has been obtained, until it is sold or occupied.” be deleted and the following be inserted at the end, “only in the year of completion, plus the subsequent year.” and read as follows:

- E. THAT Council approve a new exemption for vacant new inventory that is unsold only in the year of completion, plus the subsequent year.

LOST (Vote No. 09256)  
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed and Councillor Bligh absent for the vote)

AMENDMENT MOVED by Councillor Boyle

THAT the following be added as L:

THAT Council direct staff to increase enforcement of the Empty Homes Tax and report back with options for increasing enforcement for other bylaws, including short term rental bylaws, that align with the core objectives of the EHT to return empty or under-utilized properties to use as long-term homes for people who live and work in Vancouver.

LOST (Vote No. 09257)  
(Councillors Dominato, Klassen, Meiszner, Montague, Zhou, and Mayor Sim opposed and Councillor Bligh absent for the vote)

\* \* \* \* \*

*At this point in the proceedings, it was*

*MOVED by Councillor Kirby-Yung*

*THAT the Committee reconsider the vote on Councillor Boyle's amendment.*

*CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)*

*Following the reconsideration vote, Councillor Boyle's amendment was put and LOST (Vote No. 09258) with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed and Councillor Bligh absent for the vote.*

\* \* \* \* \*

AMENDMENT MOVED by Councillor Klassen

THAT the following phrase be added to the end of Clause E, “, and that this exemption be effective retroactively starting in the 2022 vacancy reference year.” and read as follows:

- E. THAT Council approve a new exemption for vacant new inventory that is unsold for each vacancy reference year after the occupancy permit has been obtained, until it is sold or occupied, and that this exemption be effective retroactively starting in the 2022 vacancy reference year.

CARRIED (Vote No. 09259)  
(Councillors Boyle, Carr, and Fry in opposition and Councillor Bligh absent for the vote)

AMENDMENT MOVED by Councillor Fry

THAT the following be added as L:

THAT Council direct staff to report back with recommendations for enhanced proactive enforcement and reporting methods for undocumented empty homes, including but not limited to:

- i. identifying high volume short term rental hosts on publicly listed sites; and
- ii. purposefully inviting tips on the City's Empty Homes Tax webpage and Van311 portal.

\* \* \* \* \*

*At 12:17 pm Councillor Kirby-Yung rose on a Point of Order, under section 8.7(f) of the Procedure By-Law, citing that sub-clause L(ii) of Councillor Fry's amendment was dilatory. The Vice-Chair ruled on the point of order and found the amendment in order.*

\* \* \* \* \*

Prior to the vote, the Committee agreed to sever the components of the amendment for the vote, with sub-clause L(i) having LOST (Vote No. 09260) with Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou, and Mayor Sim opposed, and Councillor Bligh absent for the vote, and sub-clause L(ii) having CARRIED (Vote No. 09261) with Councillor Kirby-Yung opposed and Councillor Bligh absent for the vote. The final amendment reads as follows:

THAT the following be added as L:

THAT Council direct staff to report back with recommendations for enhanced proactive enforcement and reporting methods for undocumented empty homes, including but not limited to, purposefully inviting tips on the City's Empty Homes Tax webpage and Van311 portal.

\* \* \* \* \*

*The Committee recessed at 12:32 pm and reconvened at 4:04 pm,  
with Councillor Bligh in the Chair.*

\* \* \* \* \*

At 4:41 pm, Councillor Boyle made a motion to sever recommendations A and E from the main motion. A and E were put and CARRIED (Vote No. 09262) with Councillors Boyle, Carr, and Fry opposed and Mayor Sim absent for the vote. B to D and F to L were put and CARRIED UNANIMOUSLY (Vote No. 09263) with Mayor Sim absent for the vote.

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

- A. THAT Council approve a reduction in the Empty Homes Tax rate of 5% to 3% for the 2023 vacancy reference year, thereby maintaining the 2022 tax rate.
- B. THAT Council approve an amendment to the exemption in Section 3.2(a)(i) in the Vacancy Tax By-law to provide an exemption from the vacancy tax if a building permit was issued within the vacancy reference year, and that this amendment be effective starting in the 2022 vacancy reference year.
- C. THAT Council approve an amendment to the exemption in Section 3.2(b) and (c) in the Vacancy Tax By-law to provide an exemption from the vacancy tax if a development permit, rezoning enquiry, rezoning application, or policy enquiry has been submitted to the City of Vancouver within the vacancy reference year, and that this amendment be effective starting in the 2022 vacancy reference year.
- D. THAT Council approve an amendment to the exemption in Section 3.4 in the Vacancy Tax By-law to:
  - i. Provide a one-time exemption for the 2023 vacancy reference year for properties with strata rental restrictions, if the property was previously declared or determined exempt under Section 3.4 of the By-law for the 2022 vacancy reference year; and

- ii. Terminate this exemption starting in the 2024 vacancy reference year to align with the provincial legislative enactment in November 2022 to prohibit strata rental restrictions.
- E. THAT Council approve a new exemption for vacant new inventory that is unsold for each vacancy reference year after the occupancy permit has been obtained, until it is sold or occupied, and that this exemption be effective retroactively starting in the 2022 vacancy reference year.
- F. THAT Council approve a new exemption where a property that is not able to be occupied due to a hazardous condition or disaster for at least six months of the year that the event occurred, and the year following.
- G. THAT Council approve a new exemption for properties being used as a secondary residence closer to medical treatment, with the requirement of a written certification from a medical practitioner for each declaration year.
- H. THAT Council approve an amendment to the By-law to allow owners to file a late property status declaration after the late declaration deadline (2nd business day of July in the year following the year of the initial declaration deadline) up to five years from the tax reference year, and the owner must provide evidence to support the declaration status in order for the vacancy tax levy to be reversed from their vacancy or property tax account.
- I. THAT Council approve a late declaration penalty to be charged to owners wanting to file a late property status declaration after the late declaration deadline of 5%, calculated as a percentage of the vacancy tax levy. The penalty may be waived in specific circumstances for hardship.
- J. THAT the Director of Legal Services bring forward for enactment the By-law amendments in accordance with A through I above.
- K. THAT Council consider directing staff to report back on a graduated tax rate scheme for longer-term (repeat) vacant properties, where properties vacant for a single year would start at a lower rate, and the rate would increase if the property was vacant for multiple consecutive years.
- L. THAT Council direct staff to report back with recommendations for enhanced proactive enforcement and reporting methods for undocumented empty homes, including but not limited to, purposefully inviting tips on the City's Empty Homes Tax webpage and Van311 portal.

**3. Streamlining of Business Licence Types and Updates to Related By-Laws  
May 1, 2023**

THAT the Committee recommend to Council

- A. THAT Council approve the streamlining of business licence types, as described in this report and shown in Appendix A of the Report dated May 1, 2023 entitled "Streamlining of Business Licence Types and Updates to Related By-Laws".
- B. THAT Council approve, in principle, additional amendments and housekeeping amendments to the License By-law and Business Premises Regulation of Hours Bylaw, generally in accordance with the by-laws attached in Appendices B and C of the above noted report.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment the proposed amendments to the License By-law and Business Premises Regulation of Hours By-law, generally in accordance with the by-laws attached in Appendices B and C of the above noted report, to come into effect on April 1, 2024.
- D. THAT subject to approval of the proposed business licence categories in Recommendation A, Council instruct staff to report back at the end of Q3 2023 with recommendations on the 2024 business licence fees.

ADOPTED ON CONSENT (Vote No. 09271)

**4 Closure and Sale of a Portion of Eveleigh Street Adjacent to 1025 Dunsmuir Street  
April 28, 2023**

**4a. Report**

THAT the Committee recommend to Council

- A. THAT Council close, stop-up and convey a portion of Eveleigh Street as generally shown by the hatched area on the plan attached as Appendix A (the "Road Portion") in the Report dated May 1, 2023 entitled "Streamlining of Business Licence Types and Updates to Related By-Laws" to the owner of the lands described in Appendix B (the "Abutting Lands") of the same report, subject to the terms and conditions noted in Appendix B of the same report.
- B. THAT the sale proceeds of \$10,075,450.00 be credited to the Property Endowment Fund.

ADOPTED ON CONSENT (Vote No. 09272)

**4b. Resolution – Closure and Sale of a Portion of Eveleigh Street Adjacent to 1025 Dunsmuir Street**

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 proposal to redevelop:
  - a. [PID: 004-920-431], Lot 5 Block 2 District Lot 185, Plan 17723;
  - b. [PID: 004-920-414], Lot 1 Block 2 District Lot 185 Plan 14107; and
  - c. [PID: 002-836-181], Lot H Block 2 District Lot 185 Plan 12836;together, the “Abutting Lands”;
3. The owner of the Abutting Lands has made an application to purchase the abutting 243.1 square metre portion of Eveleigh Street;
4. The said portion of road to be closed was dedicated as road on Plan 14090 in 1971;
5. The said portion of road to be closed is no longer required for municipal purposes; and
6. The said portion of road to be closed will be conveyed to the owner of the Abutting Lands and consolidated with the Abutting Lands to form a single parcel.

THEREFORE BE IT RESOLVED THAT all that portion of road adjacent to the said Abutting Lands, the same as shown in heavy outline on the Reference Plan prepared by Jason Walker, B.C.L.S., completed on the 29th day of November, 2022, and numbered Plan EPP126125, a copy of which is attached hereto, be closed, stopped-up and conveyed to the owner of the said Abutting Lands; and

BE IT FURTHER RESOLVED THAT the said portion of road to be closed is to be consolidated with the said Abutting Lands to form a single parcel, as shown within the heavy bold outline on the Reference Plan prepared by Jason Walker, B.C.L.S., completed on the 29th day of November, 2022 and numbered Plan EPP104665, a copy of which is attached hereto, to the satisfaction of the Director of Legal Services.

ADOPTED ON CONSENT (Vote No. 09273)

**5. Annual Report of the Office of the Integrity Commissioner and Review of the Code of Conduct By-law (Report 5)**

\* \* \* \* \*

*At the Standing Committee on Policy and Strategic Priorities meeting on April 26, 2023, Councillor Kirby-Yung moved the recommendations set out in the Report entitled “Annual Report of the Office of the Integrity Commissioner and Review of the Code of Conduct By-law”. Council voted on Recommendation A and, as per Councillor Kirby-Yung’s motion, referred Recommendations B and C to the Council meeting on May 9, 2023.*

\* \* \* \* \*

At the Council meeting on May 9, 2023, due to time constraints, Council referred the following report to the Standing Committee on City Finance and Services meeting on May 10, 2023.

Council also had before it a memorandum from the Assistant Director, Civil Litigation, dated May 5, 2023, entitled “Annual Report of the Office of the Integrity Commissioner and Review of the Code of Conduct By-law”. It provided responses to questions raised by Council with respect to the above noted matter at the April 26, 2023 meeting of the Standing Committee on Policy and Strategic Priorities.

At 4:25 pm, Councillor Kirby-Yung declared a conflict of interest on Item 5, as they are pending a request for reimbursement of legal fees following a Code of Conduct complaint. They left the meeting and did not return until the completion of item 5 at 4:49 pm.

At 4:26 pm, Councillor Montague declared a conflict of interest on Item 5, as they have an ongoing complaint with the Integrity Commissioner. They left the meeting and did not return until the completion of item 5 at 4:49 pm.

At 4:26 pm, Councillor Boyle declared a conflict of interest on Item 5, as they are pending a request for reimbursement of legal fees following a Code of Conduct complaint. They left the meeting and did not return until the completion of item 5 at 4:49 pm.

\* \* \* \* \*

*As noted above Councillor Kirby-Yung declared a conflict of interest, noting she would not participate in the remainder of the item. As the motion had been previously moved on April 26, 2023, another mover to the motion was not requested at this point in the proceedings.*

\* \* \* \* \*

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

- B. THAT Council endorse the recommendations drawn from the Annual Report and attached as Appendix B of the Report dated March 29, 2023, entitled “Annual Report of the Office of the Integrity Commissioner and Review of the Code of Conduct By-law” in order to improve the text or operation of the Code of Conduct By-law.



- C. THAT Council instruct staff to bring forward proposed amendments to the Code of Conduct and Mayor and Councillor Expenses By-Law No. 11529 (the “Expenses By-law”) to reflect B above.

amended

AMENDMENT MOVED by Councillor Klassen

THAT the following be added at the end of C and read as follows:

- C. THAT Council instruct staff to bring forward proposed amendments to the Code of Conduct and Mayor and Councillor Expenses By-Law No. 11529 (THE “Expenses By-law”) to reflect B above, including a further provision in the Councillor Expenses By-Law No. 11529 that would allow all Council Members to access a new collective expense fund for up to \$5,000 per year per Council Member as per recommendation 3 of Appendix “B”, for the purpose of obtaining independent legal advice as to their duties and obligations under the Code of Conduct, Financial Disclosure Act and conflict of interest provisions in the *Vancouver Charter* (sections 145.2-145.91). Source of funding to be the Revenue Stabilization Reserve for 2023 and to be included in the draft Operating Budget for 2024.

FURTHER THAT it also be noted for clarity that legal expenses incurred with respect to an existing complaint, action, prosecution, inquiry or a proceeding would not be an eligible expense for this new fund and would continue to be dealt with by way of a request for indemnification and/or reimbursement to Council in accordance with the *Vancouver Charter*.

\* \* \* \* \*

*At this point in the meeting, Councillor Fry rose on a point of inquiry requesting a brief recess for the committee to be able to review the contents of the amendment and its legal implication. The Committee recessed at 4:30 pm and reconvened at 4:45 pm.*

\* \* \* \* \*

After the recess, the amendment was put and CARRIED UNANIMOUSLY (Vote No. 09264) with Councillors Boyle, Kirby-Yung, and Montague absent for the vote due to a conflict of interest. The motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 09265) with Councillors Boyle, Kirby-Yung, and Montague absent for the vote due to a conflict of interest.

### **FINAL MOTION AS APPROVED**

- A. THAT Council, pursuant to section 145.93 of the *Vancouver Charter*, resolve to review the Code of Conduct By-law No. 12886 (the “Code of Conduct”) and for that purpose receive for information the Annual report of the Office of the Integrity Commissioner for the period of January 1, 2022 to October 31, 2022 (the “Annual Report”) attached as Appendix “A” of the Report dated March 29, 2023 entitled, “Annual Report of the Office of the Integrity Commissioner and Review the Code of Conduct By-law”;

- B. THAT Council endorse the recommendations drawn from the Annual Report and attached as Appendix B of the Report dated March 29, 2023, entitled “Annual Report of the Office of the Integrity Commissioner and Review of the Code of Conduct By-law” in order to improve the text or operation of the Code of Conduct By-law.
  
- C. THAT Council instruct staff to bring forward proposed amendments to the Code of Conduct and Mayor and Councillor Expenses By-Law No. 11529 (the “Expenses By-law”) to reflect B above, including a further provision in the Councillor Expenses By-Law No. 11529 that would allow all Council Members to access a new collective expense fund for up to \$5,000 per year per Council Member as per recommendation 3 of Appendix “B” of the Report dated March 29, 2023 entitled “Annual Report of the Office of the Integrity Commissioner and Review of the Code of Conduct By-law”, for the purpose of obtaining independent legal advice as to their duties and obligations under the Code of Conduct, Financial Disclosure Act and conflict of interest provisions in the *Vancouver Charter* (sections 145.2-145.91). Source of funding to be the Revenue Stabilization Reserve for 2023 and to be included in the draft Operating Budget for 2024.

FURTHER THAT it also be noted for clarity that legal expenses incurred with respect to an existing complaint, action, prosecution, inquiry or a proceeding would not be an eligible expense for this new fund and would continue to be dealt with by way of a request for indemnification and/or reimbursement to Council in accordance with the *Vancouver Charter*.

**6. Establishing an Inter-Municipal Business Licence for Home Healthcare Support Workers (Members’ Motion B.3)**

At the Council meeting on May 9, 2023, Council referred the following motion to the Standing Committee on City Finance and Services meeting on May 10, 2023, in order to hear from speakers, followed by debate and decision.

\* \* \* \* \*

*At the start of the item, it was*

*MOVED by Councillor Klassen*

*THAT the meeting extend past 5 pm in order to complete item 6.*

**CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY**

\* \* \* \* \*

At 4:55 pm, Mayor Sim declared a conflict of interest on Item 6, as they own a home healthcare company that would benefit from the actions set out in the motion. They left the meeting and did not return until the completion of Item 6.

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

MOVED by Councillor Klassen  
THAT the Committee recommend to Council

WHEREAS

1. In 2014, the provincial government created a single mobile business license for multiple municipalities for construction, trades, catering, and mobile (hair) salons. These were created for multiple regions in BC including the Lower Mainland. See information here:  
<https://www2.gov.bc.ca/gov/content/employmentbusiness/business/small-business/mobile-business-licence-program>;
2. Mobile business licences allow some types of businesses to work across participating communities. They are also known as "inter-community business licences" or "inter-municipal business licences.";
3. The City of Vancouver has an ongoing program of work to support older adults and vulnerable populations. For example, many of Vancouver's seniors live on limited incomes, and have been affected both by increased costs for health care, and decreased access to services, such as home support;
4. The City of Vancouver has an Age-friendly Action Plan with a series of over 60 actions the City can take to help make Vancouver a more safe, inclusive, and engaging city for seniors. The City's goal is 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;
5. As part of the City's ongoing efforts to support Vancouver's families, Council and staff collaborate with the community and all levels of government to provide a range of programs and facilities that keep seniors active, engaged, and connected to the health services they need. Many seniors are also recent immigrants who face significant language barriers. City staff therefore work to increase access to services for these seniors, and support networking for seniors across all cultures;
6. Home health (support) workers are employed by both public and private companies. Most, but not all, support workers help seniors and people with disabilities (often providing relief for family caregivers) and variously provide shopping, meals, housekeeping, medicine allocation, and personal hygiene;
7. There are dozens of small and medium sized companies across Metro Vancouver who manage teams of home support workers who drive to appointments throughout the day. Many clients pay out of pocket for support services unless they receive support through the health authorities or by WorkSafeBC or ICBC claims; and

8. There is a strong rationale for the Provincial government, through the Ministry of Jobs, Economic Development and Innovation, to expand the inter-municipal business licence categories to include home support workers.

THEREFORE BE IT RESOLVED THAT Council direct staff to explore the establishment of an inter-municipal business licence (i.e., mobile business license) for home healthcare support workers in coordination with their provincial and municipal counterparts, and in consultation with relevant stakeholders, toward the expansion of home health support workers as an eligible mobile business license category.

CARRIED UNANIMOUSLY (Vote No. 09266)  
(Mayor Sim absent for the vote due to a conflict of interest)

\* \* \* \* \*

*The Committee recessed at 5:03 pm and reconvened at 6:00 pm.*

\* \* \* \* \*

**7. A People-Focused Gastown: A Bold, Forward-Looking Vision for a Vibrant and Prosperous Neighbourhood (Members' Motion B.4)**

At the Council meeting on May 9, 2023, Council referred the following motion to the Standing Committee on City Finance and Services meeting on May 10, 2023, in order to hear from speakers, followed by debate and decision.

The Committee heard from one speaker who made other comments on the recommendations.

At 6:09 pm, Mayor Sim declared a conflict of interest on Item 7, as their partner sits on a Board of Directors that owns several properties in the Gastown area. They left the meeting at 6:09 pm and did not return until the completion of item 7 at 6:18 pm.

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

WHEREAS

1. Gastown is the birthplace of our city, located within the unceded territories of the Musqueam, Squamish, and Tsleil-waututh First Nations. It is a beloved historic destination for locals and visitors alike;
2. Gastown is Vancouver's oldest commercial district, becoming a booming hub following the completion of the Canadian Pacific Railway in 1886. Many of the current structures were built in the 1890s and are now preserved as heritage buildings;
3. Historically Gastown has been at the centre of many of the city's defining moments, such as the Great Fire of 1886 when First Nations paddled across the

Burrard Inlet to help rescue people from the fire. The fire on June 13, 1886 largely destroyed the city, but it also created an opportunity to rebuild anew;

4. The Gastown area has long been a diverse and vibrant neighbourhood. However, the streets of Gastown have been in need of major repair and rehabilitation for some time and have now deteriorated to a state of critical disrepair;
5. Planning and engagement processes have been ongoing over the course of many years to explore how Gastown might be made an even better place for people. For example, the Imagine Gastown Streets – Phase One Engagement Summary 2017-2018;
6. Likewise, the Gastown Complete Streets Project outlined various goals and a planning process, building in part from the Transportation 2040 plan and Downtown Eastside Plan. The Complete Streets project notably identified four key goals:
  - Celebrate and acknowledge Gastown’s complex history and work towards reconciliation
  - Explore Vancouver’s first car-light area
  - Address a major gap in the all ages and abilities cycling network
  - Enhance transit service for buses and future streetcar;
7. And most recently, the Gastown Business Improvement Society (GBIS) released an Urban Design Study in March 2020 to provide insight into how public realm changes may affect Gastown business members, workers, residents, and visitors alike and highlight community priorities for focused action. Community feedback from the study included suggestions for more programming such as art exhibitions and farmers markets, jazz festivals and chalk-art festivals, public seating, a First Nations monument, covered meeting spaces and patios, art in a variety of styles from First Nations and local artists reflective of the industrial history of the neighbourhood, as well as a desire to keep with the historic vibe of the neighbourhood; <https://gastown.org/tomorrow/>
8. In the 2023-26 Capital Plan, Council identified Gastown Streets as a priority and approved \$10 million in funding to support enhanced Host Nations visibility, immediate repairs and improvements in Gastown, and the planning and design process to guide the renewal of Water Street and Maple Tree Square as Phase 1;<sup>1</sup>

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<sup>1</sup> 2023-2026 Capital Plan – Special Council Meeting Minutes, Wednesday, June 29, 2022. AMENDMENT MOVED by Councillor Kirby-Yung and SECONDED by Councillor Dominato: “THAT Council add \$3 million to the Capital Budget for the Gastown/Water Street project from emerging priorities funding, with overall funding increasing from \$7 million to \$10 million, to advance additional targeted sidewalk repairs and projects to enhance public realm in Gastown including visibility of Host Nations.” CARRIED (Vote No. 08621) (Councillors Boyle, Carr, Swanson, and Mayor Stewart opposed) (Councillor Hardwick absent for the vote) <https://council.vancouver.ca/20220629/documents/spec20220629min.pdf>  
AMENDMENT MOVED by Councillor Kirby-Yung SECONDED by Councillor Dominato: “THAT the following be added as F: THAT Council acknowledges the critical nature of the Gastown and Water Street Rehabilitation work, and that the full scope of that work is currently projected at approximately \$35 million, which leaves a funding gap” and “FURTHER THAT the following be added as G: THAT Council direct staff to report back to Council on the opportunity to accelerate the larger-scale Gastown and Water Street Rehabilitation project delivery through the addition or reallocation of funding in the Capital Plan Midterm Update in 2024.” CARRIED UNANIMOUSLY (Vote No. 08622)  
<https://council.vancouver.ca/20220629/documents/spec20220629min.pdf>

- Specifically, it was moved as an amendment at the 2023-2026 Capital Plan Special Council Meeting on Wednesday, June 29, 2022 (by Councillor Kirby-Yung and seconded by Councillor Dominato): “THAT Council add \$3 million to the Capital Budget for the Gastown/Water Street project from emerging priorities funding, with overall funding increasing from \$7 million to \$10 million, to advance additional targeted sidewalk repairs and projects to enhance public realm in Gastown including visibility of Host Nations.”

CARRIED (Vote No. 08621)

9. Additionally, at the Special Council meeting on June 29, 2022, on the 2023-26 Capital Plan, consistent with the identification of Gastown and Water Street as a core infrastructure major renewal project and the motion to more quickly address the significant degradation of the street and public realm in this historic neighbourhood and the bigger overall project funding requirements, it was determined that the Capital Plan Mid-term Update in 2024 provides the opportunity to allocate funding to advance construction as Phase 2 (estimated at \$13M) and that the remainder of the work (estimated at \$15M) could be included in the 2027-30 Capital Plan;
10. In terms of planning for the major repair and rehabilitation the Gastown’s streets, Council has received updates from staff advising on work with the Gastown BIA and other stakeholders, including identifying alternatives for immediate repairs and improvements in the neighbourhood;
11. More specifically, staff have advised that they have been developing a work program for Gastown, and have made advances on some components such as priority sidewalk repairs that began in 2022 and continue in 2023. Blood Alley Square construction is also well underway and some restoration work for Trounce Alley is scheduled for 2024; and
12. Staff have nevertheless identified that there is a gap in Council direction for the long-term vision for Gastown Streets and public space, and that given the recognition that the streets are in need of major repair and rehabilitation, and as that planning and engagement processes that have been ongoing over the course of many years to explore how Gastown might be made an even better place for people, it is incumbent on Council to provide staff with direction on the long-term vision for Gastown to help guide planning and investment in the area and to move forward with revitalizing this historic and valued neighbourhood.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to proceed immediately with urgently needed patching repairs and improvements to Water Street to address known deficiencies and safety hazards and that staff not proceed with a larger asphalt treatment plan at this time to be funded from the existing current Capital Plan allocation.
- B. THAT Council direct staff to initiate, as quickly as possible, a streets and public realm planning and design process for Gastown that brings in an external urban place-making lens and expertise to the Gastown planning and engagement

process(es) toward a bold vision to pedestrianize Water Street and make it carfree or car-light either on a seasonal or year-round basis, with the overarching goal being a more vibrant, people-friendly destination and the enabling of ongoing activations including patios, music, events, festivals and active transportation opportunities.

- C. THAT Council direct staff to seek to work with the Gastown Business Improvement Society (GBIS) to pilot a car-free shut down of Water Street during a month or on select weekends in the summer of 2023 and/or in summer 2024, as desired by and in partnership with the GBIS and other Gastown stakeholders.
- D. THAT staff planning efforts for Gastown shall include bringing potential strategic directions to Council by the end of Q2 2024 with options to restore and expand the irreplaceable public realm of this historic neighbourhood and enhance it as a vibrant, people-friendly place.
- E. THAT Council acknowledge the longer-term potential of changing the configuration of Cordova Street from a one-way to a two-way street from the pPowell Street Overpass to Waterfront Station to support traffic flow in the area, and to complement a more pedestrian-friendly Gastown;  
FURTHER THAT Council direct staff to seek to engage with TransLink on related bus infrastructure needs and requirements and report back to Council with high level considerations for a shift to a two-way street by the end of Q3 of 2023.

CARRIED UNANIMOUSLY (Vote No. 09267)  
(Mayor Sim absent for the vote due to a conflict of interest)

#### **8. Tracking the Broadway Plan Pace of Demoviction (Members' Motion B.5)**

At the Council meeting on May 9, 2023, Council referred the following motion to the Standing Committee on City Finance and Services meeting on May 10, 2023, in order to hear from speakers, followed by debate and decision.

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

At 6:24 pm, Mayor Sim declared a conflict of interest on item 8, as his partner sits on a Board of Directors that owns property where the Broadway Plan Demoviction is taking place. He left the meeting and did not return until the completion of item 8 at 6:50 pm.

MOVED by Councillor Fry  
THAT the Committee recommend to Council

#### WHEREAS

- 1. The Broadway Plan is a thirty-year strategic plan to manage growth, development, and displacement over an approximately 500 block area surrounding the Broadway Subway. Envisioned as a future second downtown for Vancouver, the area expects construction of significantly more job space and services, and some 30,000 new homes;

2. The Broadway Plan area includes a large amount of existing older rental housing and some of the City's most affordable housing, with 30,000 exiting renter households making up 59% of the local housing stock. These conditions require a balanced development approach delivering new rental supply, providing options for retention and renewal, and minimizing displacement;
3. Vancouver City Council approved the Broadway Plan in June 2022 and recommended a specific "pace of change" approach for the rental apartment areas, including direction: "THAT Council direct staff to report back at a future date on a pace of change approach for the Broadway Plan, including further study on an appropriate number of applications and criteria for prioritizing applications based on their merits.";
4. The Broadway Plan Implementation report on March 29, 2023 included a Pace of Change policy to manage the rate of redevelopment in existing (typically older, affordable) apartment areas (RM zoning districts) only, while allowing projects in all other areas to proceed in the usual course, enabling significant construction in station areas before displacing exiting tenant areas;
5. Staff recommended a Pace of Change policy for RM-zoned areas that anticipated:
  - a. Restricting redevelopment of tenanted multi-dwelling use buildings to approximately 150 households / year over three years;
  - b. Broadway-plan specific Tenant Relocation Protection Policies and local vacancy rates to accommodate the relocation of 110 households per year;
  - c. Limiting the otherwise redevelopment and displacement of some 2,000 households per year; and
  - d. Enough enquiries and interest to develop as much as 6,300 units of housing outside the RM-zoned Pace of Change areas with no displacement;
6. In essence, the Broadway Plan's proposed Pace of Change is synonymous with Pace of Demoviction. A demoviction is when a tenant is displaced as a result of their home being demolished for redevelopment. A renoviction is when a tenant is displaced as a result of their home being renovated;
7. Staff reported that members of UDI and Landlord BC were strongly opposed to the Pace of Change policy as they felt the tenant protections applicable to the Broadway Plan area are sufficient protection and the market would be able to address issues of redevelopment and relocation without further regulation;
8. The Tenant Relocation and Protection Policy (TRPP) offers robust length-of-tenure based buy out options and rights of first refusal as applies to demovictions: rezoning and development permit applications only;
9. Building permits for the purpose of renoviction: renovation or repairs that may require a tenant to relocate, do not necessarily or explicitly trigger the TRPP. The resulting renoviction under a building permit provides limited compensation but a right to return at new (future) rents;



10. Real estate economics and opportunities have incentivized the redevelopment of even newly renovated and newly tenanted buildings. 1 This loophole, if exploited either by intent or by happenstance could allow for buildings to be emptied under a building permit for renovation, then retenanted, and then subsequently cleared for demolition and redevelopment -- thereby circumventing length-of-tenure and right of return based TRPP;
11. In recent months Council has rejected both the Renters Office that would otherwise track (non TRPP) renovations, and the Broadway Plan Pace of Change designed to limit demovictions; and
12. As part of the March 2023 Council approved Broadway Plan Implementation report Council directed staff to provide an ongoing quarterly memo to: "outline the number of housing projects that have progressed beyond the letter of enquiry stage to the active application stage, including the number and tenure type of housing units for these active applications, in order for Council to monitor progress and trends, and to stay apprised of opportunities and challenges as the Broadway Plan progresses."

THEREFORE BE IT RESOLVED

- A. THAT Council affirm a commitment to protect affordable rental stock in the Broadway Plan area and seek staff support with data and strategies to manage the pace of demoviction.
- B. THAT Council direct staff to include as available annually, and as part of the Council-directed Broadway Plan Implementation quarterly memo:
  - i. Building permits issued for multiple dwelling use renovations;
  - ii. Demolition permits issued for multiple dwelling buildings;
  - iii. Number of residents identified in City's mandatory Needs Assessment that are being considered under Tenant Relocation plans; and
  - iv. Vacancy rates with average rents.
- C. THAT Council direct staff to report back on a Broadway Plan area strategy to identify:
  - i. Building permits issued for renovations that will require vacancy;
  - ii. Number of tenants given Notice to End Tenancy for renovation;
  - iii. Any recommendations or remedies to limit unsustainable displacement of tenants, including but not limited to reconsideration of a new pace of change policy or limits on renovations.

LOST (Vote No. 09268)

(Councillors Bligh, Carr, Klassen, Meiszner, Montague, and Zhou opposed, Councillor Dominato absent for the vote, and Mayor Sim absent due to conflict of interest)

**9. The Bird is the Word: Elevating Vancouver's Strategy (Member's Motion B.6)**

At the Council meeting on May 9, 2023, Council referred the following motion to the Standing Committee on City Finance and Services meeting on May 10, 2023, in order to hear from speakers, followed by debate and decision.

MOVED by Councillor Fry  
THAT the Committee recommend to Council

WHEREAS

1. World Migratory Bird Day is celebrated twice a year in North America, on the second Saturday of May and October. In 2023, these dates fall on May 13 and October 14, respectively. Additionally, the Greater Vancouver Bird Celebration takes place from May 13 to May 31; 1
2. The Greater Vancouver Bird Celebration is organized by the Vancouver Bird Advisory Committee (VBAC). VBAC is a collaborative partnership of non-profits, artists, and other institutions, in partnership with City of Vancouver and Vancouver Park Board to assist on policies and strategies and to celebrate birds throughout the region;
3. Over 250 species of resident, migratory and over-wintering birds are regularly observed in greater Vancouver: from robins off Robson, to herons over Stanley Park, eagles in Strathcona, Stellar Jays in Shaughnessy, and nightly migrations of Northwestern Crows over East Van;
4. Vancouver is important for bird populations given our location on the Fraser River delta, a major stop along the Pacific Flyway, which extends north to Alaska and south to Central and South America. Locally, Fraser River Estuary; English Bay, Burrard Inlet and Howe Sound; Greater Vancouver Watershed; and Pacific Spirit Regional Park are considered Important Bird and Biodiversity Areas (a worldwide conservation initiative coordinated by Bird Life International);
5. Birds play a crucial role in the mental wellbeing of Vancouver's population. Studies have shown that the sounds and sights of birds help people connect with nature, providing long-lasting stress relief and mental health benefits. During the pandemic, birdwatching became a popular outdoor hobby due to its safety, low cost, and calming nature. 2 According to researchers, regular encounters with birdlife can improve mental wellbeing for up to eight hours. 3 Furthermore, birds serve as a barometer of environmental health, serving as first responders in detecting environmental pollution, much like the figurative canary in the coalmine;
6. Birds play a critical role in our environment as they serve as pollinators, predators, seed dispersers, and scavengers. They are often referred to as "ecosystem engineers" because of their mobility, which enables them to travel long distances and connect various ecosystems. Birds contribute significantly to the natural biotic diversity of ecosystems by consuming insects and pests, reducing the spread of diseases, and enhancing the functioning and stability of ecological systems;
7. Birdwatching is a viable tourism generator in keeping with Vancouver's green and natural brand. One birding conference, the 27th International Ornithological

- Congress in August 2018 brought 1300 guests and \$8 million in spending to Vancouver alone. Birding tourism across the US accounted for an estimated \$41 billion in 2016;
8. Birds in our urban environment face a number of significant threats and challenges however, most notably:
    - a. Habitat loss: including tree canopy, green space, and waterways;
    - b. Climate crisis: extreme changes to weather, ecosystem and biodiversity loss;
    - c. Invasive species: outcompeting native flora, domesticated predators like cats;
    - d. Building collisions: a top ranking causes of bird mortality, with 16- 42 million birds colliding with clear and reflective glass on buildings every year in Canada; and
    - e. Direct human disturbance: including pesticide use, excessive light and noise pollution, and litter;
  9. Globally, cities are taking up the challenge with efforts to protect birds: putting stickers on windows, planting bird and pollinator friendly plants and trees, turning off office building lights at night to avoid migrating birds from crashing into them, and designing buildings and fenestration that are more bird friendly, as parts of comprehensive bird strategies;
  10. Under the leadership of the Park Board's first Environmental Planner, the late Alan Duncan, Vancouver became the first Canadian city with a council-approved comprehensive bird strategy. The Vancouver Bird Strategy (first approved by Council in 2015 and updated 2020) 4 identified five conditions for native birds to thrive in the City:
    - a. Habitat: Protect, enhance and create habitats for a diversity of native birds;
    - b. Threat Reduction: Reduce threats to birds in the urban environment;
    - c. Access: Improve access to nature for residents and visitors to the city;
    - d. Awareness: Increase awareness of the importance of birds and their needs; and
    - e. Tourism: Encourage bird tourism and economic development opportunities related to birding;
  11. Resulting from the Strategy, the Bird Friendly Design Guidelines 5 were implemented as a voluntary guide for applicants mainly on applicable Rezoning and Conditional Development permit applications. In 2017, the Guidelines were updated to include some lessons learned and to be 'encouraged' performance objectives rather than 'voluntary' strategies. Since then, staff have gained a much more detailed understanding of the strategies the industry finds are easily implementable and others which may be more difficult or rarely utilized;
  12. Despite efforts, many of the recommendations from the updated 2020 Vancouver Bird Strategy remain unfulfilled, and human settlement, habitat loss, development, and climate change are exacerbating further stress on birds in Vancouver;

13. Vancouver was among the initial cities in Canada to receive the Bird Friendly City certification in May 2021. 6 However, to maintain this certification, the city needs to reapply every two years. As of now, there is a risk of Vancouver losing its certification as a Bird Friendly City by September; and
14. In the last 50 years, North American bird populations have dropped by more than 25%. The 2022 edition of BirdLife International's flagship report State of the World's Birds warns that nearly half of all bird species are in decline, with more than one in eight at risk of extinction, and only a few years to collectively and globally address and reverse the crisis by 2030. 7

THEREFORE BE IT RESOLVED

- A. THAT Council proclaims May 13 - 31, 2023, as Vancouver Bird Celebration.
- B. THAT Council direct staff to reapply for certification as a Bird Friendly City.
- C. THAT Council affirms its commitment to the Vancouver Bird Strategy updated in 2020 including but not limited to the following specific recommendations that the Council would like to reiterate, and direct staff to review and report back on:
  - i. Bird Friendly Design Guidelines to improve building and landscape design, and in particularly sensitive zones of the city;
  - ii. Updated Bird Friendly Landscape Operational Guidelines for approval by Council and Park Board to ensure the most effective bird friendly management practices in parks and other public open spaces;
  - iii. Seek to work with Tourism Vancouver, Tourism Richmond, and Destination BC to incorporate Vancouver focused content into the BC Bird Trail initiative, as a means of growing bird tourism in Vancouver and the region.
- D. THAT Council affirm its commitment to the Vancouver Bird Strategy and Bird Friendly Design Guidelines in emergent and future initiatives that consider green roofs, increasing tree canopy, rewilding, greenways, country lanes, stream daylighting, bio swales, and similar urban-natural interfaces.
- E. THAT Council direct staff to report back with an evaluation of the impact of Bird Friendly Guidelines on review and permitting timeframes through the Permit Improvement Process initiative;

FURTHER THAT staff's report back includes specific recommendation as applicable to simplify and codify otherwise discretionary bird friendly guidelines that may otherwise impact review and approval times on both standard and conditional permit approvals.

amended

AMENDMENT MOVED by Councillor Zhou

THAT Council refer clauses C, D and E to staff to report back as part of the Permit Improvement Process initiative and Streamlining Regulations work, on the impact of Bird Friendly Guidelines on review and permitting timelines.

\* \* \* \* \*

*At this point in the meeting, Councillor Fry rose on a Point of Order citing section 8.7(f) of the Procedure By-Law, citing frivolous content in Councillor Zhou's amendment. The Chair ruled on the point of order and found the amendment to be in order.*

\* \* \* \* \*

*At 7:09 pm, Councillor Kirby-Yung rose on a Point of Order citing section 6.1(b) of the Procedure By-Law, regarding a Councillor's words, tone, and manner of speaking or gesticulation that express any opinion or make any allegation that directly or indirectly reflects negatively upon the character of any person or group of persons. The Chair ruled on the point of order and found it in order.*

*The Chair reminded Council to be mindful to not cast any suggestions untoward others and consider every motion on its merit.*

\* \* \* \* \*

Following the points of order, the amendment was put and CARRIED (Vote No. 09269) with Councillors Boyle, Carr, and Fry opposed, and Councillor Dominato absent for the vote.

The motion as amended was put and CARRIED UNANIMOUSLY (Vote no. 09270) with Councillor Dominato absent for the vote.

## **FINAL MOTION AS APPROVED**

### WHEREAS

1. World Migratory Bird Day is celebrated twice a year in North America, on the second Saturday of May and October. In 2023, these dates fall on May 13 and October 14, respectively. Additionally, the Greater Vancouver Bird Celebration takes place from May 13 to May 31;
2. The Greater Vancouver Bird Celebration is organized by the Vancouver Bird Advisory Committee (VBAC). VBAC is a collaborative partnership of non-profits, artists, and other institutions, in partnership with City of Vancouver and Vancouver Park Board to assist on policies and strategies and to celebrate birds throughout the region;
3. Over 250 species of resident, migratory and over-wintering birds are regularly observed in greater Vancouver: from robins off Robson, to herons over Stanley Park, eagles in Strathcona, Stellar Jays in Shaughnessy, and nightly migrations of Northwestern Crows over East Van;

4. Vancouver is important for bird populations given our location on the Fraser River delta, a major stop along the Pacific Flyway, which extends north to Alaska and south to Central and South America. Locally, Fraser River Estuary; English Bay, Burrard Inlet and Howe Sound; Greater Vancouver Watershed; and Pacific Spirit Regional Park are considered Important Bird and Biodiversity Areas (a worldwide conservation initiative coordinated by Bird Life International);
5. Birds play a crucial role in the mental wellbeing of Vancouver's population. Studies have shown that the sounds and sights of birds help people connect with nature, providing long-lasting stress relief and mental health benefits. During the pandemic, birdwatching became a popular outdoor hobby due to its safety, low cost, and calming nature. 2 According to researchers, regular encounters with birdlife can improve mental wellbeing for up to eight hours. 3 Furthermore, birds serve as a barometer of environmental health, serving as first responders in detecting environmental pollution, much like the figurative canary in the coalmine;
6. Birds play a critical role in our environment as they serve as pollinators, predators, seed dispersers, and scavengers. They are often referred to as "ecosystem engineers" because of their mobility, which enables them to travel long distances and connect various ecosystems. Birds contribute significantly to the natural biotic diversity of ecosystems by consuming insects and pests, reducing the spread of diseases, and enhancing the functioning and stability of ecological systems;
7. Birdwatching is a viable tourism generator in keeping with Vancouver's green and natural brand. One birding conference, the 27th International Ornithological Congress in August 2018 brought 1300 guests and \$8 million in spending to Vancouver alone. Birding tourism across the US accounted for an estimated \$41 billion in 2016;
8. Birds in our urban environment face a number of significant threats and challenges however, most notably:
  - a. Habitat loss: including tree canopy, green space, and waterways;
  - b. Climate crisis: extreme changes to weather, ecosystem and biodiversity loss;
  - c. Invasive species: outcompeting native flora, domesticated predators like cats;
  - d. Building collisions: a top ranking causes of bird mortality, with 16- 42 million birds colliding with clear and reflective glass on buildings every year in Canada; and
  - e. Direct human disturbance: including pesticide use, excessive light and noise pollution, and litter;
9. Globally, cities are taking up the challenge with efforts to protect birds: putting stickers on windows, planting bird and pollinator friendly plants and trees, turning off office building lights at night to avoid migrating birds from crashing into them, and designing buildings and fenestration that are more bird friendly, as parts of comprehensive bird strategies;

10. Under the leadership of the Park Board's first Environmental Planner, the late Alan Duncan, Vancouver became the first Canadian city with a council-approved comprehensive bird strategy. The Vancouver Bird Strategy (first approved by Council in 2015 and updated 2020) 4 identified five conditions for native birds to thrive in the City:
  - a. Habitat: Protect, enhance and create habitats for a diversity of native birds;
  - b. Threat Reduction: Reduce threats to birds in the urban environment;
  - c. Access: Improve access to nature for residents and visitors to the city;
  - d. Awareness: Increase awareness of the importance of birds and their needs; and
  - e. Tourism: Encourage bird tourism and economic development opportunities related to birding;
11. Resulting from the Strategy, the Bird Friendly Design Guidelines 5 were implemented as a voluntary guide for applicants mainly on applicable Rezoning and Conditional Development permit applications. In 2017, the Guidelines were updated to include some lessons learned and to be 'encouraged' performance objectives rather than 'voluntary' strategies. Since then, staff have gained a much more detailed understanding of the strategies the industry finds are easily implementable and others which may be more difficult or rarely utilized;
12. Despite efforts, many of the recommendations from the updated 2020 Vancouver Bird Strategy remain unfulfilled, and human settlement, habitat loss, development, and climate change are exacerbating further stress on birds in Vancouver;
13. Vancouver was among the initial cities in Canada to receive the Bird Friendly City certification in May 2021. 6 However, to maintain this certification, the city needs to reapply every two years. As of now, there is a risk of Vancouver losing its certification as a Bird Friendly City by September; and
14. In the last 50 years, North American bird populations have dropped by more than 25%. The 2022 edition of BirdLife International's flagship report State of the World's Birds warns that nearly half of all bird species are in decline, with more than one in eight at risk of extinction, and only a few years to collectively and globally address and reverse the crisis by 2030. 7

THEREFORE BE IT RESOLVED

- A. THAT Council proclaims May 13 - 31, 2023, as Vancouver Bird Celebration.
- B. THAT Council direct staff to reapply for certification as a Bird Friendly City.
- C. THAT Council the following to staff to report back as part of the Permit Improvement Process initiative and Streamlining Regulations work, on the impact of Bird Friendly Guidelines on review and permitting timelines:

THAT Council affirms its commitment to the Vancouver Bird Strategy updated in 2020 including but not limited to the following specific

recommendations that the Council would like to reiterate, and direct staff to review and report back on:

- i. Bird Friendly Design Guidelines to improve building and landscape design, and in particularly sensitive zones of the city;
- b. Updated Bird Friendly Landscape Operational Guidelines for approval by Council and Park Board to ensure the most effective bird friendly management practices in parks and other public open spaces;
- c. Seek to work with Tourism Vancouver, Tourism Richmond, and Destination BC to incorporate Vancouver focused content into the BC Bird Trail initiative, as a means of growing bird tourism in Vancouver and the region.

- D. THAT Council refer the following to staff to report back as part of the Permit Improvement Process initiative and Streamlining Regulations work, on the impact of Bird Friendly Guidelines on review and permitting timelines:

THAT Council affirm its commitment to the Vancouver Bird Strategy and Bird Friendly Design Guidelines in emergent and future initiatives that consider green roofs, increasing tree canopy, rewilding, greenways, country lanes, stream daylighting, bio swales, and similar urban-natural interfaces.

- E. THAT Council refer the following to staff to report back as part of the Permit Improvement Process initiative and Streamlining Regulations work, on the impact of Bird Friendly Guidelines on review and permitting timelines:

THAT Council direct staff to report back with an evaluation of the impact of Bird Friendly Guidelines on review and permitting timeframes through the Permit Improvement Process initiative;

FURTHER THAT staff's report back includes specific recommendation as applicable to simplify and codify otherwise discretionary bird friendly guidelines that may otherwise impact review and approval times on both standard and conditional permit approvals.

The Committee adjourned at 7:17 pm.

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

**MAY 10, 2023**

A meeting of the Council of the City of Vancouver was held on Wednesday, May 10, 2023, at 7:17 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on City Finance and Services meeting, to consider the recommendations and actions of the Committee.

**PRESENT:** Mayor Ken Sim  
Councillor Rebecca Bligh  
Councillor Christine Boyle  
Councillor Adriane Carr  
Councillor Pete Fry  
Councillor Sarah Kirby-Yung  
Councillor Mike Klassen  
Councillor Peter Meiszner  
Councillor Brian Montague  
Councillor Lenny Zhou

**ABSENT:** Councillor Lisa Dominato

**CITY CLERK'S OFFICE:** Tina Penney, Deputy City Clerk  
Cassia Nasralla, Meeting Coordinator

**COMMITTEE REPORTS**

Report of Standing Committee on City Finance and Services  
Wednesday, May 10, 2023

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

- 1a. 2023 Property Taxation: Rating By-laws and Averaging Resolutions
- 1b. Resolution – 2023 Tax Levies for Provincial Schools
- 1c. Resolution – 2023 Tax Levies for South Coast British Columbia Transportation Authority (“TransLink”)
- 1d. Resolution – 2023 Tax Levies for British Columbia Assessment Authority
- 1e. Resolution – 2023 Tax Levies for Municipal Finance Authority of British Columbia
2. Report Back – Increasing the Empty Homes Tax to Five Percent and Improving Compliance
3. Streamlining of Business Licence Types and Updates to Related By-Laws
- 4a. Closure and Sale of a Portion of Eveleigh Street Adjacent to 1025 Dunsmuir Street
- 4b. Resolution – Closure and Sale of a Portion of Eveleigh Street Adjacent to 1025 Dunsmuir Street

5. Annual Report of the Office of the Integrity Commissioner and Review of the Code of Conduct By-law (Report 5)
6. Establishing an Inter-Municipal Business Licence for Home Healthcare Support Workers (Member's Motion B.3)
7. A People-Focused Gastown: A Bold, Forward-Looking Vision for a Vibrant and Prosperous Neighbourhood (Member's Motion B.4)
8. Tracking the Broadway Plan Pace of Demoviction (Members' Motion B.5)
9. The Bird is the Word: Elevating Vancouver's Strategy (Member's Motion B.6)

Items 1 to 9

MOVED by Councillor Meiszner  
SECONDED by Councillor Boyle

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of May 10, 2023, as contained in items 1 to 9, be approved.

CARRIED UNANIMOUSLY

#### **BY-LAWS**

MOVED by Councillor Bligh  
SECONDED by Montague

THAT Council enact By-laws 1 through 4 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 amend the Procedure By-law No. 12577 regarding various matters (By-law No. 13682)
2. A By-law to provide for tax relief from development potential for 2023 (By-law No. 13683)
3. A By-law to levy rates on all taxable real property in the City of Vancouver, to raise a sum which added to the estimated revenue of the City of Vancouver from other sources, will be sufficient to pay all debts and obligations of the City of Vancouver falling due within the year 2023 and not otherwise provided for  
*Subject to the approval of Item 1 and after the approval of By-Law 2*  
(By-law No. 13684)
4. A By-law to levy a rate on property to raise monies required to be paid to the Metro Vancouver Regional District  
*Subject to the approval of Item 1*  
(By-law No. 13685)

**ADJOURNMENT**

MOVED by Councillor Montague  
SECONDED by Councillor Zhou

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 7:20 pm.

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