



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

JULY 12, 2023

A meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, July 12, 2023, at 9:30 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 Lenny Zhou, Vice Chair
Mayor Ken Sim
Councillor Rebecca Bligh* (Leave of Absence – Civic Business)
Councillor Christine Boyle
Councillor Adriane Carr
Councillor Lisa Dominato
Councillor Pete Fry* (Leave of Absence – Civic Business)
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Brian Montague

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

CITY CLERK'S OFFICE: Lesley Matthews, Acting Deputy City Clerk
Olivia Kam, 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
SECONDED by Councillor Kirby-Yung

THAT Council adopt Reports 1, 2, 5, and 6, on consent.

CARRIED UNANIMOUSLY

PRESENTATIONS

1. Adding Missing Middle Housing and Simplifying Regulations in Low Density Neighbourhoods

Staff from Planning, Urban Design and Sustainability provided a presentation and responded to questions.

* * * * *

During questions to staff, it was

*MOVED by Councillor Boyle
SECONDED by Councillor Klassen*

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

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

* * * * *

MOVED by Councillor Meiszner
SECONDED by Councillor Kirby-Yung

THAT Council direct staff, that as part of forthcoming proposed amendments to the Zoning and Development By-law, intended to allow new Missing Middle housing options and simplify regulations in low density areas including consolidating the nine current RS zones to a single zone, to also change the classification name for low density areas to *R1 Residential Inclusive*, to reflect the wider range of housing choice, tenure and lower cost of home ownership intended in these areas.

amended

AMENDMENT MOVED by Councillor Carr
SECONDED by Councillor Montague

THAT the words “also change” be struck and replaced with “consider changing”.

CARRIED (Vote No. 09405)
(Councillors Kirby-Yung and Klassen opposed)
(Councillor Fry absent for the vote)

The amendment having carried, the amended motion was put and CARRIED UNANIMOUSLY
(Vote No. 09406), with Councillor Fry absent for the vote.

FINAL MOTION AS APPROVED

THAT Council direct staff, that as part of forthcoming proposed amendments to the Zoning and Development By-law, intended to allow new Missing Middle housing options and simplify regulations in low density areas including consolidating the nine current RS zones to a single zone, to consider changing the classification name for low density areas to *R1 Residential Inclusive*, to reflect the wider range of housing choice, tenure and lower cost of home ownership intended in these areas.

REPORTS

1. Contract Award for the Construction of Sewer Separation on Oak Street June 12, 2023

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to enter into a contract with Jacob Bros. Construction Inc., for the Construction of Sewer Separation on Oak Street, for a term of approximately sixteen (16) months, with an estimated contract value of \$19,775,000.00, plus applicable taxes over the sixteen (16) month term, to be funded through a combination of the 2019-2022 Growth related Utility Sewer Upgrade program, the 2023-2026 Oak Street Growth Sewer Upgrade program, and the 2023-2026 MRN Rehabilitation program.
- B. THAT the Director of Legal Services, Chief Procurement Officer and General Manager of the Engineering Services be authorized to execute on behalf of the City the contract contemplated by A above.
- C. THAT no legal rights or obligations will be created by Council’s adoption of A and B above unless and until such contract is executed by the authorized signatories of the City as set out in A and B above.

ADOPTED ON CONSENT (Vote No. 09411)
(Councillors Bligh and Fry absent for the vote)

**2. Pre-Qualification of Landscape and Civil Contractors
June 21, 2023**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to implement the Parks Procurement Efficiency Program – Construction (“PPEP-C”), in which the City will pre-qualify certain landscape and civil contractors and have them competitively bid, per PPEP-C’s rules of engagement, on an estimated \$55M (plus applicable taxes) of landscape and construction projects, over a three-year term, funded through the City’s capital and operating budgets in accordance with the terms generally described in the Report dated June 21, 2023, entitled “Pre-Qualification of Landscape and Civil Contractors”.
- B. THAT Council delegate its authority to the City’s Chief Procurement Officer to execute memoranda of understanding with each of the following pre-qualified landscape and civil contractors: Cedar Crest Lands BC Ltd., GPM Civil Contracting Inc., Lafarge Canada, Landesign Landscape Construction Ltd., Rust Investments Ltd., and Wilco Civil Inc., to participate in PPEP-C in accordance with the terms generally described in the Report dated June 21, 2023, entitled “Pre-Qualification of Landscape and Civil Contractors”.
- C. THAT Council delegate its authority to the General Manager of the Park Board and the Chief Procurement Officer to execute construction agreements with the landscape and civil contractor who submits the lowest bid, per PPEP-C’s rules of engagement, for each landscape and construction project that City staff tenders to the pre-qualified landscape and civil contractors under PPEP-C.
- D. THAT no legal rights or obligations will be created by Council’s approval of A through C above unless and until the parties execute and deliver the legal agreements described in A through C above.

ADOPTED ON CONSENT (Vote No. 09412)
(Councillors Bligh and Fry absent for the vote)

**3. Public Notice By-law
April 18, 2023**

The Acting City Clerk along with Staff from Legal Services answered questions.

MOVED by Councillor Klassen
SECONDED by Councillor Carr

THAT the Committee recommend to Council

- A. THAT Council approve, in principle, a Public Notice By-law generally in accordance with Appendix A of the Report dated April 18, 2023, entitled “Public Notice By-law”.

- B. THAT the Director of Legal Services be instructed to bring forward for enactment a Public Notice By-law, generally in accordance with Appendix A of the Report dated April 18, 2023, entitled "Public Notice By-law", to come into effect on July 31, 2023.

CARRIED UNANIMOUSLY (Vote No. 09407)
(Councillor Fry absent for the vote)

**4. Hastings Park – PNE Master Plan Program: Amphitheatre Renewal Update
June 14, 2023**

Staff from Business Planning and Project Support, Real Estate, Environment and Facilities Management and Finance, Risk and Supply Chain Management along with external representatives from Pacific National Exhibition answered questions.

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

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

THAT the Committee recommend to Council

- A. THAT Council approve the updated scope of the PNE Outdoor Amphitheatre project at Hastings Park as described in the Report dated June 14, 2023, entitled "Hastings Park – PNE Master Plan Program: Amphitheatre Renewal Update", and an increase in the Multi-year Capital Budget from \$64.8 million to \$103.7 million; sources of funding to be:
- \$98.9 million repayable loan from the Capital Financing Fund on terms and conditions to the satisfaction of the Director of Finance:
 - A base loan of up to \$77.8 million for the Amphitheatre, with an estimated repayment term of 11 years; and
 - A second loan of up to \$21.1 million for additional design elements to improve venue experience and generate additional revenue, with an estimated repayment term of 5 years; and
 - \$4.8 million from the Hastings Park Reserve previously approved for planning and design work.

Expenditures for 2023 will be managed within the current annual capital expenditure budget.

- B. THAT Council approve an increase in the Multi-year Capital Budget from \$4.6 million to \$6.0 million for the associated site-wide infrastructure renewal program at Hastings Park; source of funding to be the Hastings Park Reserve.

Expenditures for 2023 will be managed within the current annual capital expenditure budget.

CARRIED UNANIMOUSLY (Vote No. 09408)
(Councillor Fry absent for the vote)

**5. Debenture Program 2023
June 13, 2023**

THAT the Committee recommend to Council

- A. THAT Council authorize the issuance of up to \$100 million of City of Vancouver debentures, utilizing borrowing authorities from the 2019-2022 Capital Plan and approved as part of the 2019, 2020, 2021 and 2022 Capital Budgets as follows:

Sewers	\$	50,215,676
Neighbourhood Energy Utility	\$	8,829,324
Replacement of existing civic facilities	\$	<u>40,955,000</u>
Total	\$	<u>100,000,000</u>

- B. THAT, until the borrowing authorities established pursuant to A above, are exercised, the Director of Finance be empowered to act and instruct the City's bank syndicate to proceed with the issuance of the debentures, and to set the interest rate, price, and other terms and conditions on which the debentures will be issued by the City.

It should be noted that once the Director of Finance instructs the bank syndicate to offer the debentures in the public market, Council will be required to enact the appropriate borrowing by-law to authorize issuance of the debentures.

- C. THAT, pursuant to A and B above, Council authorize the issuance of City of Vancouver Sustainability Bond as part of its regular debenture funding program, as it amplifies the City's commitment to environmental and social sustainability.

ADOPTED ON CONSENT (Vote No. 09413)
(Councillors Bligh and Fry absent for the vote)

6. 2023 Property Tax Policy Review Commission

THAT the Committee recommend to Council

THAT Council approve the Terms of Reference and a budget of up to \$150,000 for the Property Tax Policy Review Commission; source of funding to be 2023 Operating Budget.

ADOPTED ON CONSENT (Vote No. 09414)
(Councillors Bligh and Fry absent for the vote)

COUNCIL MEMBERS' MOTION

A1. Requests for Leaves of Absence

MOVED by Councillor Klassen
SECONDED by Councillor Meiszner

THAT Councillor Meiszner be granted a Leave of Absence for civic business from meetings on July 25, 2023, from 5 pm onwards;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on September 12 to 14, 2023.

CARRIED UNANIMOUSLY
(Councillor Fry absent for the vote)

A2. Ensuring a Net Increase in Dignified Supportive Housing Units by Renewing Leases or Finding New Sites for Temporary Modular Housing While New Supportive Housing is Built

The Committee heard from ten speakers in support of the motion, and one speaker who spoke to other aspects of the motion.

* * * * *

During the hearing of speakers, it was

*MOVED by Councillor Boyle
SECONDED by Councillor Carr*

THAT the meeting extend past noon to complete Item A2 - Ensuring a Net Increase in Dignified Supportive Housing Units by Renewing Leases or Finding New Sites for Temporary Modular Housing While New Supportive Housing is Built.

*LOST
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)
(Councillor Fry absent for the vote)*

Subsequently, the Committee recessed at 12:01 pm and reconvened at 2:09 pm.

* * * * *

MOVED by Councillor Boyle
SECONDED by Councillor Carr

WHEREAS

1. Vancouver is in the midst of a growing homelessness humanitarian crisis, with people who are homeless having about half the life expectancy as housed people in BC.
2. While the 2023 official homeless count has not been released yet, the 2020 Vancouver count identified 2,095 residents who are homeless (these counts are widely understood to be an undercount). Of those 2,095 residents counted:
 1. 84% were living in Vancouver before they became homeless
 2. 23% were seniors (over 55) and the number of homeless seniors has been growing since 2008
 3. 35% were youth in care or had been a child or youth in care
 4. 23% reported having a learning disability or cognitive impairment, 35% had a physical disability, and 26% reported having an acquired brain injury
 5. 39% identified as Indigenous or Aboriginal
3. The Ministry of Poverty Reduction says that approximately 2000 people who use Downtown Eastside social assistance offices receive the \$75 supplement for people with no fixed address. About 1150 more in the rest of the city receive that supplement. This means that approximately 3150 people who receive social assistance in the city have no home, but more are probably homeless and not receiving social assistance.
4. That there are about 1068 social housing units at shelter rate under construction, pending occupancy, approved through rezoning or with issued development permit, or anticipated to come through rezoning or development permit prior to the end of 2027 in Vancouver. The province recently announced that it is buying Chalmers Lodge with 115 units for shelter rate housing. That brings the total additional units to house the current over 3000 homeless people to 1183 by approximately 2030.
5. Vancouver is losing affordable SRO units to rent increases, fires, and habitability issues, at a rate of approximately 150-200 per year. Losing TMH units would make the current situation even more dire. And if Vancouver sees a net loss in supportive housing units, we will likely have more encampments.
6. There are more than 750 units of Temporary Modular Housing in Vancouver, with leases expiring between 2024 and 2028. Tenants of Larwill Place at Cambie and Dunsmuir (98 TMH units) are moving to other supportive housing in the area this summer as the new Vancouver Art Gallery progresses. Aneki Lodge at Powell and Jackson (39 TMH units) is intended to be redeveloped into a 154 unit new permanent social housing building and community economic development hub, with the redevelopment timeline subject to senior government funding.
7. Research on self-reported health and housing outcomes of TMH tenants demonstrates that these homes have had significant positive outcomes for tenants. For example, these homes have benefited tenants by providing increased housing stability, improved quality of life, improved health, and reduced use of emergency services.

8. Supportive housing costs less than homelessness. Supportive housing residents are 64% less likely than shelter clients to use ambulance services, and the average hospital stay for supportive housing residents is 50% less than shelter clients. Homelessness also adds significant costs to the City budget, including costs of police, outreach workers, sanitation, and shelters.
9. Minister of Housing Ravi Kahlon recently commented on the Larwill TMH housing in saying, "If the City of Vancouver were to offer us an alternative location, we certainly would look at the opportunity."
10. The temporary aspect of Vancouver's Temporary Modular Housing projects to date is the land lease arrangements. The physical buildings are durable and can last for decades, and are capable of being moved. While the cost of moving the buildings is significant, it is lower than the cost of building new. And renewing or extending leases is the least costly option. Given the scale of the housing and homelessness crisis in Vancouver and across BC, both TMH and permanent supportive housing play important roles in the spectrum of housing, and are currently needed.
11. The MOU signed between the City, Park Board and Province on March 31, 2021 says, the role of the city is "to bring forward available land for housing or shelter to expedite land use decisions necessary to rapidly respond to housing need."
12. Now is the time to plan to find sites for all the temporary modular housing so that when their leases expire, the city and people who are homeless don't lose that desperately needed housing.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to work toward renewing or extending existing leases for Temporary Modular Housing, and report back by Q2 2024, to reduce uncertainty for tenants and operators and to ensure no net loss of Temporary Modular Housing units while new permanent supportive housing is being built.
- B. THAT Council direct staff to explore and report back on options for extending the current time limit on Temporary Modular Housing beyond the 10 year limit currently outlined in section 11.3.4.3 of the Zoning and Development By-law.
- C. THAT Council direct staff to explore and report back on new longer-term or permanent sites for Temporary Modular Housing buildings where leases can't be renewed, so that these buildings can continue to contribute to reducing homelessness through a net increase in total units alongside new permanent supportive housing.

LOST (Vote No. 09415)
(Councillors Dominato, Kirby-Yung, Klassen, Meiszner, Montague, Zhou and Mayor Sim opposed)
(Councillor Bligh absent for the vote)

ADJOURNMENT

MOVED by Mayor Sim
SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Committee adjourned at 3:02 pm.

* * * * *



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

JULY 12, 2023

A meeting of the Council of the City of Vancouver was held on Wednesday, July 12, 2023, at 3:02 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 Christine Boyle
Councillor Adriane Carr
Councillor Pete Fry
Councillor Sarah Kirby-Yung
Councillor Brian Montague
Councillor Lenny Zhou

ABSENT:

Councillor Rebecca Bligh (Leave of Absence – Civic Business)
Councillor Lisa Dominato
Councillor Mike Klassen
Councillor Peter Meiszner (Leave of Absence – Personal Business – 3 pm to 4 pm)

CITY MANAGER'S OFFICE:

Paul Mochrie, City Manager

CITY CLERK'S OFFICE:

Lesley Matthews, Acting Deputy City Clerk
Olivia Kam, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
Wednesday, July 12, 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:

Presentation:

1. Adding Missing Middle Housing and Simplifying Regulations in Low Density Neighbourhoods

Reports:

1. Contract Award for the Construction of Sewer Separation on Oak Street
2. Pre-Qualification of Landscape and Civil Contractors
3. Public Notice By-law

4. Hastings Park - PNE Master Plan Program: Amphitheatre Renewal Update
5. Debenture Program 2023
6. 2023 Property Tax Policy Review Commission

Council Members' Motions:

1. Requests for Leaves of Absence
2. Ensuring a Net Increase in Dignified Supportive Housing Units by Renewing Leases or Finding New Sites for Temporary Modular Housing While New Supportive Housing is Built

MOVED by Councillor Montague

SECONDED by Councillor Zhou

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of July 12, 2023, as contained in Presentation 1, Reports 1 to 6 and Council Members' Motions 1 and 2, be approved.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED by Councillor Carr

SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 3:04 pm.

* * * * *