



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON POLICY AND STRATEGIC PRIORITIES

OCTOBER 4, 2023

A meeting of the Standing Committee of Council on Policy and Strategic Priorities was held on Wednesday, October 4, 2023, at 9:33 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened by electronic means as authorized under the Part 14 of the *Procedure By-law*.

PRESENT: Councillor Peter Meiszner, Chair
Councillor Rebecca Bligh
Councillor Christine Boyle*
Councillor Adriane Carr
Councillor Lisa Dominato*
Councillor Pete Fry*
Councillor Sarah Kirby-Yung*
Councillor Mike Klassen*, Vice Chair
Councillor Brian Montague
Councillor Lenny Zhou

ABSENT: Mayor Ken Sim (Leave of Absence – Personal Reasons)

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

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
Irina Dragnea, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Chair acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

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

PROCLAMATION – Family Place Week

Acting Mayor Dominato, along with Vancouver City Council, proclaimed the week of October 1st to 6th, 2023, as "Family Place Week" in the City of Vancouver.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Dominato
SECONDED by Councillor Zhou

THAT Council adopt Reports 3 through 5, on consent.

CARRIED UNANIMOUSLY

REPORTS

1. **Below-Market Rental Housing Program Optimization September 5, 2023**

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 Fry*

THAT under Section 5.4(d) of the Procedure By-law, the Committee be allowed to ask a second round of questions to staff.

CARRIED UNANIMOUSLY

* * * * *

MOVED by Councillor Carr
SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

- A. THAT Council approve an amended Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy generally as presented in Appendix A of the Report dated September 5, 2023, entitled "Below-Market Rental Housing Program Optimization".
- B. THAT Council approve an amended Below-Market Rental Housing Policy for Rezonings, generally as presented in Appendix B of the Report dated September 5, 2023, entitled "Below-Market Rental Housing Program Optimization".
- C. THAT Council approve an amended Rezoning Policy for Sustainable Large Developments, generally as presented in Appendix C of the Report dated September 5, 2023, entitled "Below-Market Rental Housing Program Optimization".

- D. THAT Council approve an amended Secured Rental Policy, generally as presented in Appendix D of the Report dated September 5, 2023, entitled “Below-Market Rental Housing Program Optimization”.
- E. THAT Council approve, in principle, amendments to the Vancouver Development Cost Levy By-law and the Area Specific Development Cost Levy By-law to update the requirements for and administration of the for-profit affordable rental housing waiver, generally in accordance with Appendix E of the Report dated September 5, 2023, entitled “Below-Market Rental Housing Program Optimization”.
- F. THAT Council instruct the Director of Legal Services to bring forward for enactment the amendments to the Vancouver Development Cost Levy By-law and Area Specific Development Cost Levy By-law to come into force and take effect on October 4, 2023.
- G. THAT A through F above be adopted on the following conditions:
 - (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost; and
 - (ii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.
- H. THAT Council approve the amended Rezoning conditions to align with the proposed policy and by-law amendments included in A through E above, generally as presented in Appendix F of the Report dated September 5, 2023, entitled “Below-Market Rental Housing Program Optimization”, and instruct the Acting General Manager of Planning, Urban Design and Sustainability, and the Director of Legal Services, to integrate the amended conditions into the Housing Agreements for projects listed in Appendix F of the same report, subject to agreement by the applicant.
- I. THAT the Acting General Manager of Planning, Urban Design and Sustainability, and Director of Legal Services, be instructed to apply the amended Rezoning conditions, generally as presented in Appendix F of the Report dated September 5, 2023, entitled “Below-Market Rental Housing Program Optimization”, to below-market and market rental housing project applications that have been received but not approved by Council as required.

CARRIED UNANIMOUSLY (Vote No. 09513)

**2. Recommended 2023 Grants to Support Childcare, Indigenous Healing and Wellness Space Renovations, Intergenerational Mentorship Programming, and DTES Social Enterprise Space Renovations
September 13, 2023**

Staff from Arts, Culture and Community Services, responded to questions.

The Committee heard from three speakers in support of the report recommendations.

MOVED by Councillor Bligh

SECONDED by Councillor Klassen

THAT the Committee recommend to Council

- A. THAT Council approve one Core Support Grant totalling \$10,152 from the 2023 Social Policy Operating Grants Budget to Atira Women's Resource Society to support the Intergenerational Mentorship Program (IMP).
- B. THAT Council approve one Childcare Enhancement Grant totalling \$34,313 from the 2023 Social Policy Operating Grants Budget – Childcare to Atira Women's Resource Society to support the licensed childcare program at the Seksik Early Care & Learning Centre.
- C. THAT Council approve a grant of \$700,000 to the Atira Women's Resource Society from the 2023 Capital Budget to support renovations of the retail unit at 41 East Hastings Street to enable operations of an Indigenous Healing and Wellness Centre funded by Vancouver Coastal Health.
- D. THAT Council approve one DTES Plan Implementation Grant totalling \$50,000 from the 2023 Multi-year DTES Plan Implementation Matching Grants Budget to Atira Women's Art Society to support the tenant improvements at 16 West Hastings Street for the expansion of their social enterprise East Van Roasters.
- E. THAT Council delegate its authority to the City's General Manager of Arts, Culture and Community Services, and the General Manager of Planning, Urban Design, and Sustainability, to negotiate and execute agreements to disperse the grants described in A through D above on terms and conditions that satisfy the City's General Manager of Arts, Culture and Community Services, the General Manager of Planning, Urban Design, and Sustainability, and the Director of Legal Services.
- F. THAT no legal rights or obligations will arise or be created by Council's adoption of the A through E above unless and until all legal documentation has been executed and delivered by the respective parties.

CARRIED UNANIMOUSLY AND A TO D
BY THE REQUIRED MAJORITY (Vote No. 09514)

**3. Contract Award for Construction Services for Sunset Nursery and Operation Yard Stage 1 – Operations Centre Building
September 5, 2023**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to enter into a contract with Pro-Can Construction Group Corp. for Construction Services for Sunset Nursery and Operation Yard Stage 1 – Operations Centre Building, for a term of approximately 24 months, with an estimated contract value of \$12,424,217.40 including applicable taxes over the 24-month term, to be funded through approved REFM Capital Budget for the Sunset Nursery and Operation Yard Stage 1 – Operations Centre Building.
- B. THAT the Director of Legal Services, Chief Procurement Officer and General Manager of Real Estate, Environment and Facilities Development 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 the clauses above.

ADOPTED ON CONSENT (Vote No. 09526)

**4. Contract Award for Construction Services for the Hastings Sunrise Sewer Renewal and Green Infrastructure – Phase 3
September 13, 2023**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to enter into a contract with Complete Utility Contractors, for Construction Services for the Hastings Sunrise Sewer Renewal and Green Infrastructure – Phase 3, for a term of approximately two (2) years, with an estimated contract value of \$15,939,289.00, plus applicable taxes over the initial approximate two (2) year term, to be funded through a combination of the 2019-2022 Sewer Main Renewal Program, 2023-2026 Sewer Main Renewal – Hastings Sunrise, and the 2023-2026 GRI Utility Upgrade program.
- B. THAT the Director of Legal Services, Chief Procurement Officer and General Manager of 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 the clauses above.

ADOPTED ON CONSENT (Vote No. 09527)

**5. Green Infrastructure Pre-Qualification of Landscape and Civil Contractors
September 5, 2023**

THAT the Committee recommend to Council

- A. THAT Council authorize City staff to implement the Green Infrastructure Construction Efficiency Program (“GICEP”), in which the City will pre-qualify certain landscape and civil contractors and have them competitively bid, per GICEP’s rules of engagement, on an estimated \$20,000,000 (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 September 5, 2023, entitled “Green Infrastructure 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., Complete Utility Contractors Ltd, GPM Civil Contracting Inc, Jack Cewe Construction Ltd., Landesign Landscape Construction, North Construction Ltd., and Vane Lawn & Garden Services, to participate in GICEP in accordance with the terms generally described in the Report dated September 5, 2023, entitled “Green Infrastructure Pre-Qualification of Landscape and Civil Contractors”.
- C. THAT Council delegate its authority to the General Manager of Engineering and the Chief Procurement Officer to execute construction agreements with the landscape and civil contractor who submits the lowest bid, per GICEP’s rules of engagement, for each landscape and construction project that City staff tenders to the pre-qualified landscape and civil contractors under GICEP.
- 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 the clauses above.

ADOPTED ON CONSENT (Vote No. 09528)

COUNCIL MEMBERS’ MOTIONS

1. Requests for Leaves of Absence

MOVED by Councillor Carr
SECONDED by Councillor Bligh

THAT the Committee recommend to Council

THAT Councillor Boyle be granted a Leave of Absence for civic business from meetings on November 15, 2023, from 9:30 am to 10:30 am;

FURTHER THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on October 18, 2023, from 1 pm to 5 pm.

CARRIED UNANIMOUSLY (Vote No. 09529)
(Councillors Boyle, Dominato and Klassen absent for the vote)

2. Advancing Rapid Transit and Priority RapidBus Upgrade Projects in Vancouver to Support Complete Communities, Livability and Growth

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

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During the hearing of speakers, it was

*MOVED by Councillor Bligh
SECONDED by Councillor Carr*

THAT the Committee extend the meeting past noon in order to complete hearing from speakers on Council Members' Motion 2 – Advancing Rapid Transit and Priority RapidBus Upgrade Projects in Vancouver to Support Complete Communities, Livability and Growth.

CARRIED UNANIMOUSLY
(Councillors Boyle, Dominato and Klassen absent for the vote)

Subsequently, it was

*MOVED by Councillor Bligh
SECONDED by Councillor Zhou*

THAT the Committee extend the meeting past noon in order to complete Council Members' Motion 2 – Advancing Rapid Transit and Priority RapidBus Upgrade Projects in Vancouver to Support Complete Communities, Livability and Growth.

CARRIED UNANIMOUSLY
(Councillors Boyle, Dominato and Klassen absent for the vote)

* * * * *

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Zhou

THAT the Committee recommend to Council

WHEREAS

1. TransLink and the Mayors' Council on Regional Transportation unanimously endorsed the *Access for Everyone Plan* (also called *Transport 2050: 10-Year Priorities*) in 2022 to urgently expand and improve transit throughout Metro Vancouver to support record-setting population growth, housing affordability, GHG emission reduction targets and reconciliation;
2. The fastest and most cost-effective contribution the City of Vancouver can make to the *Access for Everyone Plan* is to improve the speed and reliability of existing buses on city roads that the entire region relies on to keep Metro Vancouver moving;
3. Traffic congestion makes existing bus service slower and less reliable for transit riders and more expensive for TransLink to operate, costing the region \$80 million annually with over 35% of delays occurring on streets in the City of Vancouver;
4. TransLink has identified several High Congestion/High Ridership Bus Corridors in the City of Vancouver: on Hastings Street, Kingsway, 49th Avenue and Granville Street. Transit riders are experiencing significant travel delays, and TransLink is shouldering increased operating costs on these streets due to traffic congestion. Residents would benefit from urgent bus speed and reliability improvements on these routes; and
5. Improving the speed and reliability of existing buses on these High Congestion/High Ridership Bus Corridors requires reconfiguring roads for successful implementation. This requires leadership from the City of Vancouver as the primary administrator of these roads.

THEREFORE BE IT RESOLVED

- A. THAT the City of Vancouver supports urgent implementation of bus speed and reliability improvements along the High Congestion/High Ridership Bus Corridors of Hastings Street, Kingsway, 49th Avenue and Granville Street.
- B. THAT Council direct City of Vancouver staff to work expediently with TransLink to plan and deliver Bus Speed and Reliability Projects along the entire length of the High Congestion/High Ridership Bus Corridors of Hasting Street, Kingsway, 49th Avenue and Granville Street, addressing the locations of greatest delays with a goal to improve travel times and service reliability for transit users on these corridors by at least 10% by 2026.
- C. THAT Council affirms that the City of Vancouver support for this project will include:
 - Support for prioritizing transit, including willingness to reallocate space from parking or general traffic, changes to property access, bus stop balancing, turn restrictions, changes to traffic signal timing and coordination, and transit signal priority;
 - Willingness to support these projects with the allocation of internal resources and in-kind support;

- Appointing a “Faster Buses Council champion,” and a bus speed and reliability internal staff lead to support the projects through all phases;
 - Willingness to expedite processes, permits and approvals, and to co-lead and support public engagement as necessary.
- D. THAT Council request the Mayor, on behalf of Vancouver City Council, to ask the Mayors’ Council to replace its commitment in the *Access for Everyone Plan* to undertake a Major Transit Network planning study on the 41st/49th Avenue Corridor with a study on the Hastings Street Corridor between downtown Vancouver and the PNE grounds, to assess its longer-term capacity needs and evaluate potential Rapid Transit technology alternatives.
- E. THAT the City of Vancouver work with TransLink to plan and implement a RapidBus on Southwest Marine Drive to connect the Canada Line in South Vancouver and the Expo Line in New Westminster with bus lanes that could also benefit the other routes along the corridor.

carried

Prior to the vote on the motion, the Committee agreed to separate the vote on the components of the motion. A to C, and E were put and CARRIED UNANIMOUSLY (Vote No. 09515) and D was put and CARRIED (Vote No. 09516) with Councillors Boyle, Carr, and Fry opposed and Councillor Bligh abstaining from the vote.

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The Committee recessed at 12:15 pm and reconvened at 1:23 pm.

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3. Enabling the Rapid Deployment of Additional Childcare Spaces Combined with Essential Worker Housing in the City of Vancouver

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

MOVED by Councillor Klassen
SECONDED by Councillor Dominato

THAT the Committee recommend to Council

WHEREAS

1. Childcare is an essential component of community life in our city;
2. A lack of access to childcare limits economic opportunities for Vancouver families and has overarching impacts for women in our city;

3. Childcare services support working families, bolster workforces, and help build healthy complete communities;
4. Notwithstanding the fact childcare is largely the jurisdiction of senior levels of government, the City of Vancouver has facilitated the creation of over 4,400 childcare spaces, including preschools, since the 1970s;
5. In spite of efforts by all levels of government to make childcare more available, it is estimated that demand in the city exceeds supply by approximately 15,000 spaces;
6. Multiple Vancouver school properties and public lands could provide space for structures to support vital community childcare needs;
7. Early childhood educators (ECEs) are an integral part of offering quality childcare services;
8. ECEs often struggle to find affordable accommodations within the communities that need them, which is why 45% of ECE employers are losing more staff than they can hire, and 27% of childcare operators turn away children due to lack of staff;
9. As demand for childcare spaces far exceeds supply, innovative approaches are needed to address the lack of available childcare by combining childcare with attainable housing for ECEs;
10. ECEs are among a class of essential workers who must clear a Vulnerable Sector Check as a condition of employment, as do teachers, nurses, police officers, social workers, and care aides; and
11. Prefabricated construction that combines childcare with residences above would expedite the availability of spaces and housing units by months or even years.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to engage with the Vancouver School District to identify available public land where new childcare spaces could be located;

FURTHER THAT priority is given to sites located within Vancouver communities that have been identified as having the most acute shortages of childcare spaces, and that non-profit childcare providers be sought out to operate these facilities on the City's behalf.

- B. THAT Council direct City staff to engage with the Provincial Government and BC Housing to seek financial support for a pilot program using prefabricated construction to significantly increase childcare spaces and essential workforce housing in a timely manner within the City of Vancouver.

amended

AMENDMENT MOVED by Councillor Boyle
SECONDED by Councillor Carr

THAT the following be added as C:

THAT Council endorse CUPE BC's campaign to expand seamless and integrated before- and after-school childcare in public schools to create thousands of new childcare spaces across the province.

CARRIED (Vote No. 09517)
(Councillor Montague opposed)
(Councillors Bligh, Meiszner and Zhou abstained from the vote)

Prior to the vote on the amended motion, the Committee agreed to separate the vote on the components of the motion as amended. A and B were put and CARRIED UNANIMOUSLY (Vote No. 09519) and C was put and CARRIED (Vote No. 09520) with Councillor Montague opposed, Councillors Bligh, Meiszner and Zhou abstaining from the vote, and Councillor Kirby-Yung absent for the vote.

FINAL MOTION AS APPROVED

WHEREAS

1. Childcare is an essential component of community life in our city;
2. A lack of access to childcare limits economic opportunities for Vancouver families and has overarching impacts for women in our city;
3. Childcare services support working families, bolster workforces, and help build healthy complete communities;
4. Notwithstanding the fact childcare is largely the jurisdiction of senior levels of government, the City of Vancouver has facilitated the creation of over 4,400 childcare spaces, including preschools, since the 1970s;
5. In spite of efforts by all levels of government to make childcare more available, it is estimated that demand in the city exceeds supply by approximately 15,000 spaces;
6. Multiple Vancouver school properties and public lands could provide space for structures to support vital community childcare needs;
7. Early childhood educators (ECEs) are an integral part of offering quality childcare services;
8. ECEs often struggle to find affordable accommodations within the communities that need them, which is why 45% of ECE employers are losing more staff than they can hire, and 27% of childcare operators turn away children due to lack of staff;

9. As demand for childcare spaces far exceeds supply, innovative approaches are needed to address the lack of available childcare by combining childcare with attainable housing for ECEs;
10. ECEs are among a class of essential workers who must clear a Vulnerable Sector Check as a condition of employment, as do teachers, nurses, police officers, social workers, and care aides; and
11. Prefabricated construction that combines childcare with residences above would expedite the availability of spaces and housing units by months or even years.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to engage with the Vancouver School District to identify available public land where new childcare spaces could be located;

FURTHER THAT priority is given to sites located within Vancouver communities that have been identified as having the most acute shortages of childcare spaces, and that non-profit childcare providers be sought out to operate these facilities on the City's behalf.
- B. THAT Council direct City staff to engage with the Provincial Government and BC Housing to seek financial support for a pilot program using prefabricated construction to significantly increase childcare spaces and essential workforce housing in a timely manner within the City of Vancouver.
- C. THAT Council endorse CUPE BC's campaign to expand seamless and integrated before- and after-school childcare in public schools to create thousands of new childcare spaces across the province.

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Prior to the start of Council Members' Motion 4, Chair Meiszner relinquished the chair to Vice-Chair Klassen, until the completion of the item.

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4. Modernizing the City's View Protection Guidelines to Unlock New Housing and Economic Opportunities

The Committee heard from six speakers who spoke in support of the motion, and two speakers who spoke in opposition to the motion.

MOVED by Councillor Meiszner
SECONDED by Councillor Bligh

THAT the Committee recommend to Council

WHEREAS

1. In a speech to the Greater Vancouver Board of Trade in January 2023, Mayor Sim noted that the City's view cones policy would be reviewed by his administration, given its impacts on the viability and the potential supply of new housing and job spaces in the central areas of the city, all of which are well served by public transit. Mayor Sim also noted that height restrictions due to building shadowing considerations on public parks, plazas, intersections, and retail streets would also be reviewed;
2. The downtown peninsula has limited land available for development due to its geographic boundaries. Although the City seeks to protect Vancouver's spectacular ocean and mountain views, it also promotes density in the downtown area to reduce urban sprawl in alignment with sustainability goals;
3. The City of Vancouver View Protection Guidelines, containing 26 protected view corridors, date from 1989. These protected view corridors have served since that time to determine the site location and design of buildings;
4. Every view corridor in the city – also called view cones – has a set of elements that define it. For example, the “View Extent” defines how far and wide a view corridor is while the “View Origin” establishes the view point that an average person (i.e., 5'6" tall) would have of the corridor;
5. The City has a *Higher Buildings Policy* which was adopted by City Council on May 6, 1997, and subsequently amended on February 1, 2011, November 20, 2013, June 25, 2014, February 13, 2018, and most recently on July 11, 2018. In accordance with the City's View Protection Guidelines, higher buildings that do not impact the protected view corridors are considered;
6. Public benefits are the amenities a city needs such as day care facilities, affordable housing, parks, cultural facilities, and historic building restoration. Benefit capacity is a function of additional density – as approved by Council through a rezoning – from which the City derives public benefits; and
7. The City of Vancouver is currently facing an unprecedented housing crisis, resulting in soaring house prices, an acute shortage of affordable rental units, and a significant increase in homelessness, all of which exacerbate social inequality, result in serious consequences for the well-being and quality of life of Vancouver residents, and all the while hindering economic growth, attracting talented individuals, and affecting the city's overall sustainability and liveability.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to initiate a review of the City's View Protection Guidelines to determine the amount of additional housing, job space, and public benefits that could potentially be built on sites currently impacted by view cone restrictions if various view cones deemed to be obsolete and/or no longer functionally relevant were to be eliminated, and for staff to report back on

preliminary assumptions and scope of work by Q4 2023, to be followed by a full report by the end of Q2 2024;

FURTHER THAT the review and report back include a comprehensive list of all enforced framed and panoramic views and/or view cones in the city.

- B. THAT Council direct staff to initiate a review of framed views that can be eliminated to unlock additional housing and job space over the immediate short term and report back by Q4 2023;

FURTHER THAT staff's report back in Q4 2023 will specifically seek Council's endorsement of the specific framed views to be eliminated, prior to bringing forward the necessary bylaw changes.

amended

AMENDMENT MOVED by Councillor Bligh
SECONDED by Councillor Fry

THAT the first clause of A be amended by deleting the words "to be eliminated", and replacing them with the phrase "potentially removed from the view protection guidelines";

FURTHER THAT the first clause of B be amended as follows:

- Deleting the word "initiate", and replacing it with the word "conduct";
- Deleting the words "that can be eliminated", and replacing it with the phrase "with the intent of reviewing, refining and/or considering for removal that can be eliminated from the view protection guidelines with clear criteria"; and
- Inserting the phrase "while highlighting the view cones that should be retained for the public benefit of protecting Vancouver's spectacular mountain and ocean views", after the words "short term";

AND FURTHER THAT the second clause of B be amended as follows:

- Inserting the words "well-considered", before the word "framed"; and
- Deleting the word "eliminated", and replacing it with the words "adjusted or removed".

amended

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

THAT the first clause of A be amended by inserting the words "hotel space", after the words "job space".

CARRIED UNANIMOUSLY (Vote No. 09521)

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

THAT the first clause of A be amended by inserting the words “including and specifically affordable housing”, after the words “public benefits”.

LOST (Vote No. 09522)

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

The amendments to the amendment having either lost or carried, the amendment as amended was put and CARRIED UNANIMOUSLY (Vote No. 09523).

The amended amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 09524).

FINAL MOTION AS APPROVED

WHEREAS

1. In a speech to the Greater Vancouver Board of Trade in January 2023, Mayor Sim noted that the City’s view cones policy would be reviewed by his administration, given its impacts on the viability and the potential supply of new housing and job spaces in the central areas of the city, all of which are well served by public transit. Mayor Sim also noted that height restrictions due to building shadowing considerations on public parks, plazas, intersections, and retail streets would also be reviewed;
2. The downtown peninsula has limited land available for development due to its geographic boundaries. Although the City seeks to protect Vancouver's spectacular ocean and mountain views, it also promotes density in the downtown area to reduce urban sprawl in alignment with sustainability goals;
3. The City of Vancouver View Protection Guidelines, containing 26 protected view corridors, date from 1989. These protected view corridors have served since that time to determine the site location and design of buildings;
4. Every view corridor in the city – also called view cones – has a set of elements that define it. For example, the “View Extent” defines how far and wide a view corridor is while the “View Origin” establishes the view point that an average person (i.e., 5'6" tall) would have of the corridor;
5. The City has a *Higher Buildings Policy* which was adopted by City Council on May 6, 1997, and subsequently amended on February 1, 2011, November 20, 2013, June 25, 2014, February 13, 2018, and most recently on July 11, 2018. In accordance with the City’s View Protection Guidelines, higher buildings that do not impact the protected view corridors are considered;
6. Public benefits are the amenities a city needs such as day care facilities, affordable housing, parks, cultural facilities, and historic building restoration. Benefit capacity is a function of additional density – as approved by Council through a rezoning – from which the City derives public benefits; and

7. The City of Vancouver is currently facing an unprecedented housing crisis, resulting in soaring house prices, an acute shortage of affordable rental units, and a significant increase in homelessness, all of which exacerbate social inequality, result in serious consequences for the well-being and quality of life of Vancouver residents, and all the while hindering economic growth, attracting talented individuals, and affecting the city's overall sustainability and liveability.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to initiate a review of the City's View Protection Guidelines to determine the amount of additional housing, job space, hotel space and public benefits, that could potentially be built on sites currently impacted by view cone restrictions if various view cones deemed to be obsolete and/or no longer functionally relevant were potentially removed from the view protection guidelines, and for staff to report back on preliminary assumptions and scope of work by Q4 2023, to be followed by a full report by the end of Q2 2024;

FURTHER THAT the review and report back include a comprehensive list of all enforced framed and panoramic views and/or view cones in the city.

- B. THAT Council direct staff to conduct a review of framed views with the intent of reviewing, refining and/or considering for removal from the view protection guidelines with clear criteria to unlock additional housing and job space over the immediate short term while highlighting the view cones that should be retained for the public benefit of protecting Vancouver's spectacular mountain and ocean views and report back by Q2 2024;

FURTHER THAT staff's report back in Q4 2023 will specifically seek Council's endorsement of the specific and well-considered framed views be adjusted or removed, prior to bringing forward the necessary bylaw changes.

5. Enabling Purpose-Built Affordable Student Housing

The Committee heard from two speakers who spoke in support of the motion.

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT the Committee recommend to Council

WHEREAS

1. Vancouver is a well-regarded academic hub with numerous world-renowned accredited educational institutions that attract thousands of students every year. These students come from diverse backgrounds and cultures seeking quality education and personal and professional growth;
2. Vancouver's world-class education institutions contribute greatly to the city's growth, diversity, and prosperity;

3. Vancouver's lack of affordable student housing options is known to be a significant barrier for students pursuing higher education. It often leads to financial stress that burdens students and hampers their academic pursuits. Ultimately, it hinders our city's potential for cultivating and attracting talent and fostering innovation;
4. At present, the City of Vancouver does not have a policy framework to enable purpose-built, affordable student housing forms;
5. The ability to enable and actively promote the development of purpose-built affordable student housing projects is within the land use powers of the City of Vancouver granted under the *Vancouver Charter*: housing that would cater to the specific needs of students by offering cost-effective accommodations while ensuring a safe and inclusive environment for learning and personal growth;
6. *Housing Vancouver* is the City's 10-year housing strategy. It seeks to reduce Vancouver's housing affordability gap and to provide a strong foundation for the future of the city. It guides all policy decisions related to housing;¹
7. Purpose-built student housing on and off campus has proven to be an affordable option for many academic institutions such as University of British Columbia, Simon Fraser University, and University of Victoria. Purpose-built student housing enhances the overall academic experience while fostering a sense of community and positively impacting student retention and success rates. Additionally, it will help to reduce existing pressures on the general Vancouver housing market; and
8. Enabling purpose-built affordable student housing in Vancouver is not only an investment in the future of our city, it is also a commitment to social equity and educational progress. By enabling the construction of previously untapped forms of student housing we are paving the way for a thriving, inclusive, and dynamic student community that contributes significantly to our city's growth and prosperity in ways that bolster its reputation as a innovative, knowledge-driven city.

THEREFORE BE IT RESOLVED THAT Council direct staff to report back with policy options for enabling more purpose-built student housing projects, including but not limited to, a range of policy levers such as housing covenants and affiliations with public or accredited post-secondary institutions;

FURTHER THAT Council direct staff to provide an update as part of the Housing Targets Refresh/3 Year Action Plan in Q2 2024.

¹ The Housing Vancouver strategy is intended to provide a strong foundation for the future for the city, one where neighbourhoods are full of families, young people can afford to buy a home, and people of all incomes and backgrounds can participate in their communities. <https://vancouver.ca/people-programs/housing-policies.aspx>

CARRIED UNANIMOUSLY (Vote No. 09525)
(Councillor Fry absent for the vote)

The Committee adjourned at 3:25 pm.

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

OCTOBER 4, 2023

A meeting of the Council of the City of Vancouver was held on Wednesday, October 4, 2023, at 3:25 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on Policy and Strategic Priorities meeting, to consider the recommendations and actions of the Committee.

PRESENT: Councillor Lisa Dominato, Acting Mayor
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: Mayor Ken Sim (Leave of Absence – Personal Reasons)
Councillor Pete Fry

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

CITY CLERK'S OFFICE: Tina Penney, Deputy City Clerk
Irina Dragnea, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on Policy and Strategic Priorities
Wednesday, October 4, 2017

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

Reports:

1. Below-Market Rental Housing Program Optimization
2. Recommended 2023 Grants to Support Childcare, Indigenous Healing and Wellness Space Renovations, Intergenerational Mentorship Programming, and DTES Social Enterprise Space Renovations
3. Contract Award for Construction Services for Sunset Nursery and Operation Yard Stage 1 – Operations Centre Building

4. Contract Award for Construction Services for the Hastings Sunrise Sewer Renewal and Green Infrastructure – Phase 3
5. Green Infrastructure Pre-Qualification of Landscape and Civil Contractors

Council Members' Motions:

1. Requests for Leaves of Absence
2. Advancing Bus Rapid Transit and Priority RapidBus Upgrade Projects in Vancouver to Support Complete Communities, Livability and Growth
3. Enabling the Rapid Deployment of Additional Childcare Spaces Combined with Essential Worker Housing in the City of Vancouver
4. Modernizing the City's View Protection Guidelines to Unlock New Housing and Economic Opportunities
5. Enabling Purpose-Built Affordable Student Housing

MOVED by Councillor Boyle
SECONDED by Councillor Zhou

THAT the recommendations and actions taken by the Standing Committee on Policy and Strategic Priorities at its meeting of October 4, 2023, as contained in Reports 1 through 5 and Council Members' Motions 1 through 5, be approved.

CARRIED UNANIMOUSLY AND
REPORT 2 BY THE REQUIRED MAJORITY

BY-LAWS

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 11 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend the Vancouver Development Cost Levy By-law No. 9755 regarding for-profit affordable rental housing (By-law No. 13805)
2. A By-law to amend the Area Specific Development Cost Levy By-law No. 9418 regarding for-profit affordable rental housing (By-law No. 13806)
3. A By-law to enact a Housing Agreement for 433 Lakewood Drive (By-law No. 13807)
4. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 12839, As Modified by a Modification Agreement Authorized by By-law No. 13596 regarding 2538 Birch Street (By-law No. 13808)

5. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 13500 regarding 1477 West Broadway (By-law No. 13809)
6. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 12729, As Modified by a Modification Agreement Authorized by By-law No. 13135 regarding 1805 Larch Street (By-law No. 13810)
7. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 12838, As Modified by a Modification Agreement Authorized by By-law No. 12958 regarding 1956-1990 Stainsbury Avenue (By-law No. 13811)
8. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 12799 regarding 3680 East Hastings Street (By-law No. 13812)
9. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 13242 regarding 3609-3687 Arbutus Street (By-law No. 13813)
10. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 12798 regarding 3600 East Hastings Street (By-law No. 13814)
11. A By-law to authorize the amendment of a Housing Agreement Authorized by By-law No. 12840 regarding 1649 East Broadway (By-law No. 13815)

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 3:28 pm.

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