



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CITY FINANCE AND SERVICES

OCTOBER 18, 2023

A meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, October 18, 2023, at 9:33 am, in the Council Chamber, Third Floor, City Hall. This Council meeting was convened by electronic means as authorized under Part 14 of the *Procedure By-law*.

PRESENT:	Councillor Rebecca Bligh, Chair* (Leave of Absence – Civic Business – 1 pm to 5 pm) Mayor Ken Sim* (Leave of Absence – Personal Reasons – 12:30 pm to 3 pm) Councillor Christine Boyle Councillor Adriane Carr Councillor Lisa Dominato* (Leave of Absence – Civic Business – 4 pm to 10 pm) Councillor Sarah Kirby-Yung Councillor Mike Klassen Councillor Peter Meiszner Councillor Brian Montague Councillor Lenny Zhou, Vice Chair
ABSENT:	Councillor Pete Fry (Leave of Absence – Civic Business)
CITY MANAGER'S OFFICE:	Paul Mochrie, City Manager Karen Levitt, Deputy City Manager
CITY CLERK'S OFFICE:	Lesley Matthews, Acting Deputy City Clerk Rowena Choi, 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.

MATTERS ADOPTED ON CONSENT

MOVED by Councillor Meiszner
SECONDED by Councillor Zhou

THAT the Committee adopt Reports 4 and 6, on consent.

CARRIED UNANIMOUSLY

REPORTS

1. Building Safer Communities Program – Youth Safety and Violence Prevention Strategy October 6, 2023

Staff from Arts, Culture and Community Services along with a youth representative, provided a presentation and staff responded to questions.

The Committee heard from 21 speakers in support of the report recommendations.

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During debate and decision, it was

*MOVED by Councillor Kirby-Yung
SECONDED by Mayor Sim*

*THAT the Committee extend the meeting past noon in order to complete Report 1 –
Building Safer Communities Program – Youth Safety and Violence Prevention Strategy.*

CARRIED UNANIMOUSLY

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MOVED by Councillor Boyle
SECONDED by Councillor Carr

THAT the Committee recommend to Council

- A. THAT Council adopt the 2023 – 2026 Youth Safety and Violence Prevention Strategy, as described generally in the Report dated October 6, 2023, entitled “Building Safer Communities Program – Youth Safety and Violence Prevention Strategy”, and as presented in Appendix A of the same Report.
- B. THAT Council approve the program plan and funding allocations for the remaining three-years of the Building Safer Communities Vancouver Program as described in the Report dated October 6, 2023, entitled “Building Safer Communities Program – Youth Safety and Violence Prevention Strategy”,

including the Granting Program to support community-based youth violence prevention efforts developed through engagement with youth, public partners and non-profit organizations to advance the priorities identified in the Strategy.

postponed

POSTPONEMENT MOVED by Councillor Kirby-Yung
SECONDED by Councillor Meiszner

THAT the Committee refer debate and decision on the Report entitled, “Building Safer Communities Program – Youth Safety and Violence Prevention Strategy”, to the Council meeting on November 14, 2023, as Unfinished Business.

CARRIED (Vote No. 09560)
(Councillors Boyle and Carr opposed)

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The Committee recessed at 12 pm and reconvened at 1:02 pm.

Following the recess, Vice-Chair Zhou assumed the role of Chair for the remainder of the Standing Committee on City Finance and Services meeting as Chair Bligh was absent for Civic Business.

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2. 2024 Exempt Seniors Housing October 5, 2023

In the absence of previously registered speakers, it was

MOVED by Councillor Montague
SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

- A. THAT Council approve, in principle, the by-law for 2024 Exempt Seniors Housing attached as Appendix A of the Report dated October 5, 2023, entitled “2024 Exempt Seniors Housing”.
- B. That Council instruct the Director of Legal Services to bring forward for enactment a by-law generally in accordance with Appendix A of the Report dated October 5, 2023, entitled “2024 Exempt Seniors Housing”.

CARRIED UNANIMOUSLY (Vote No. 09568)
(Councillors Bligh, Dominato and Mayor Sim absent for the vote)

**3. Pilot Development Potential Relief Program – Stakeholder Feedback & Considerations for 2024
October 3, 2023**

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

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

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

THAT the Committee recommend to Council

- A. THAT Council receive for information the stakeholder feedback on the 2023 Pilot Development Potential Relief Program (the “DPRP”) as summarized in the Report dated October 3, 2023, entitled “Pilot Development Potential Relief Program – Stakeholder Feedback & Considerations for 2024”, and included as Appendix B of the same Report.
- B. THAT Council approve, in principle, the continuation of the Pilot DPRP for the 2024 tax year, including the proposed refinements generally as outlined in the Report dated October 3, 2023, entitled “Pilot Development Potential Relief Program – Stakeholder Feedback & Considerations for 2024”.
- C. THAT subject to B above, upon receiving from BC Assessment the list of properties that meet the Provincial eligibility criteria (the “Provincial List”) for the 2024 tax year, Council require the owner(s)/agent(s) of each property on the Provincial List to provide a written declaration to the City, by February 29, 2024, that:
 - the property was in use from October 1 to December 31, 2023;
 - the primary use of the property does not fall into one or more of the City exclusions; and
 - the tenants/occupiers of the property must be informed of any tax relief resulting from the 2024 Pilot DPRP;
- D. THAT properties whose owner(s)/agent(s) fail to provide such written declarations to the City by February 29, 2024 will not be considered for the 2024 Pilot DPRP.
- E. THAT the Director of Legal Services, in consultation with the Director of Finance, be instructed to bring forward for enactment a Development Potential Tax Relief Declaration By-law as soon as practical.
- F. THAT based on the written declarations received, the Director of Finance be instructed to report back for Council’s consideration, before March 31, 2024, the 2024 Pilot DPRP, including:
 - a list of eligible properties;

- the percentage of assessed land value subject to the DPRP general purpose tax rate by neighborhood/zoning district;
 - the DPRP general purpose tax rate (expressed as a percentage of the blended rate for Classes 5 and 6); and
 - the projected tax rate impact based on the 2024 Completed Roll.
- G. THAT Council request that the Mayor write a letter to the Province to seek *Vancouver Charter* amendments to enable application of development potential relief on the Provincial school tax and taxes levied by TransLink, Metro Vancouver, BC Assessment and Municipal Finance Authority of BC.
- H. THAT the Director of Finance be instructed to continue to seek to engage the Province and BC Assessment to address the assessment data limitations.

CARRIED UNANIMOUSLY (Vote No. 09561)
(Councillor Bligh and Mayor Sim absent for the vote)

4. Provincial Funding Request – Access to Washrooms and Water in Vancouver October 6, 2023

THAT the Committee recommend to Council

THAT Council approve a funding request of \$3.8 million to the Province to support ongoing and increased access to washrooms in the Downtown Eastside in response to persistent homelessness and a lack of available facilities.

ADOPTED ON CONSENT (Vote No. 09565)

5. Provincial ‘Growing Communities Fund’: Allocation to Temporary Plazas, Turf Field at Moberly Park and Spray Park at Ross Park October 10, 2023

Staff from Finance, Risk and Supply Chain Management along with staff from Parks Board responded to questions.

THAT the Committee recommend to Council

- A. THAT Council approve an additional allocation of \$10 million from the Growing Communities Fund (GCF) towards:
- i. the conversion of three temporary plazas to a permanent configuration; and
 - ii. the Turf Field at Moberly Park and Spray Park at Ross Park projects.

This is in addition to the \$10 million that was allocated to the above projects on July 26, 2023 bringing the total allocation to \$20 million, resulting in a remaining

unallocated GCF balance of \$13.6 million.

- B. THAT Council approve a Multi-year Capital Budget of \$10 million for the conversion of three temporary plazas to a permanent configuration, to allow for the projects to commence without delay.
- C. THAT Council direct staff to report back with scope and detailed costing information for the Turf Field at Moberly Park and Spray Park at Ross Park projects in 2024.

carried

AMENDMENT MOVED by Councillor Carr
SECONDED by Councillor Boyle

THAT the phrase, “subject to Park Board approval after public engagement”, be added to the end of A, subsection ii;

FURTHER THAT in C, the words, “direct staff to”, be replaced with “request that the Park Board”;

AND FURTHER THAT in C, the words, “if approved Park Board”, be inserted between the words “project” and “in 2024”.

LOST (Vote No. 09562)

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

The amendment having lost, the main motion was put and CARRIED UNANIMOUSLY (Vote No. 09563) with Councillor Carr abstaining from the vote and Councillor Bligh absent for the vote.

6. Contract Award for Marpole Community Centre Construction Project October 10, 2023

THAT the Committee recommend to Council

- A. THAT Council approve a \$3.3 million increase in the Multi-year Capital Budget from \$88.0 million to \$91.3 million for Marpole Community Centre project; source of funding to be Development Cost Levies (DCL) for Parks from the Oakridge-Langara district. Expenditures for 2023 will be managed within the current annual capital expenditure budget.
- B. THAT Council authorize City staff to negotiate to the satisfaction of the City’s General Manager of Real Estate and Facilities Management, City’s Director of Legal Services, and the City’s Chief Procurement Officer and enter into a contract with Heatherbrae Builders Co. Ltd. as general contractor for Marpole Community Centre Construction Project, for a term lasting until services are complete (estimated at approximately 2.5 years), with an estimated total contract

value of \$76,639,700.00, plus GST over the term of the project. The source of funding is the approved capital budget for the construction of Marpole Community Centre.

- C. THAT the Director of Legal Services, Chief Procurement Officer and General Manager of Real Estate and Facilities Development be authorized to execute on behalf of the City the contract contemplated by B above.
- D. THAT no legal rights or obligations will be created by Council's adoption of B and C above unless and until such contract has been duly executed by authorised the City signatories identified in the clauses above.

ADOPTED ON CONSENT (Vote No. 09566)

COUNCIL MEMBERS' MOTIONS

1. Requests for Leaves of Absence

MOVED by Councillor Klassen
SECONDED by Councillor Boyle

THAT the Committee recommend to Council

THAT Councillor Bligh be granted a Leave of Absence for civic business from meetings on October 26, 2023, from 6:00 pm to 10:00 pm;

FURTHER THAT Councillor Fry be granted a Leave of Absence for civic business from meetings on October 26, 2023, from 6:00 pm to 10:00 pm;

FURTHER THAT Councillor Dominato be granted a Leave of Absence for civic business from meetings on October 18, 2023, from 9:15 am to 11:15 am, and from 4:00 pm to 10:00 pm, on November 1, 2023, from 7:00 pm to 10:00 pm, and on November 2, 2023, from 6:30 pm to 10:00 pm;

AND FURTHER THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on October 18, 2023, from 4:00 pm to 10:00 pm, and all day on October 31, 2023.

CARRIED UNANIMOUSLY
(Councillor Bligh absent for the vote)

2. Preserving Vancouver's Leadership in the Creative, Climate, and Cleantech Sectors and Strengthening Local Economic Development

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

MOVED by Councillor Boyle
SECONDED by Councillor Carr

THAT the Committee recommend to Council

WHEREAS

1. The increasing impacts of climate change, and government policy to mitigate those impacts, are driving a worldwide shift of capital and finance away from fossil fuels and toward decarbonized and de-climate-risked portfolios, with investors increasingly seeking to limit their exposure to climate and carbon risk in preparation for the global transition to a clean and sustainable economy;¹
2. In a competitive market for skilled workers, cities with vibrant main streets and public spaces enjoy a competitive edge, and the foundation of vibrant streets and spaces is strong, creative and diverse local businesses;
3. Employees increasingly prefer to work for environmentally sustainable companies.² Vancouver companies, seeking to attract and retain talent in a tight labour market, need to develop employee value propositions that address this shift;
4. Decades of work has gone into making Vancouver attractive to environmentally sustainable companies and competitively positioning our city to benefit from the global reorientation of capital towards climate resilient and climate-mitigating investments;
5. Vancouver has created and invested in institutions like the Vancouver Economic Commission to help attract environmentally sustainable companies, build the capacity of local leaders and businesses to promote their products and services globally and position Vancouver as an international leader in the green and creative economy;
6. Vancouver is home to leading clean technology companies, traditional resource sector industries that have invested in clean technology, a globally renowned creative economy that includes film, animation, game design, and more. These strengths position Vancouver well to grow in prosperity and prominence as the world shifts off of fossil fuels;

¹ "Clean energy investment is extending its lead over fossil fuels, boosted by energy security strengths", from the International Energy Agency. Available at: <https://www.iea.org/news/clean-energy-investment-is-extending-its-lead-over-fossil-fuels-boosted-by-energy-security-strengths>. And "Climate investing: Continuing breakout growth through uncertain times" from McKinsey Sustainability. Available at: <https://www.mckinsey.com/capabilities/sustainability/our-insights/climate-investing-continuing-breakout-growth-through-uncertain-times>

² <https://www.esgtoday.com/ibm-survey-employees-more-likely-to-accept-jobs-from-sustainable-companies/>

7. Investors across the world are increasingly incorporating Environmental, Social and Governance (ESG) factors into their investment decisions, making these factors a key consideration for any city looking to attract investment;
8. However, without continued focus, Vancouver risks moving against the grain of global investment patterns and ceding its leadership to other cities;
9. According to the Canadian Venture Capital Association, Q1 2023 saw a record-breaking amount of venture capital investment in the cleantech sector - with Alberta outpacing BC for the first time.³ Given these trends, cities that foster clean innovation will grow and prosper, while cities that do not will see their competitiveness decline, as capital is invested elsewhere and as they are exposed to greater climate and emissions driven costs;
10. Climate policy at multiple levels of government will expose carbon-emitting businesses to ever-increasing costs, highlighting the opportunity inherent in the green economy, and the disadvantages associated with delaying transition;
11. The competitiveness of Vancouver, the Lower Mainland, and all of British Columbia is already challenged by the dire shortage of industrial land, which make up just four per cent of the total land mass in the Vancouver region. This shortage continues to result in the loss of local jobs and investment. As an example, a recent Vancouver Board of Trade study showed that the economic impact of these lost opportunities to Calgary is estimated at over 6,300 direct jobs, \$477 million in wages, and \$500 million in GDP;⁴
12. Vancouver is also facing significant costs in the near future related to waste disposal in the region, coupled with significant environmental impacts resulting from the ongoing need to transport waste generated in Vancouver to other municipalities or regions. Local circular innovation and opportunities to drive Vancouver's local circular economy present tangible solutions for addressing serious economic, infrastructure, and climate challenges ahead;
13. The Vancouver Economic Commission has had a significant impact on Vancouver's economy, bringing in over \$3 billion in investment in technology, film and television production, and green economy businesses. The Vancouver Economic Commission has engaged and supported thousands of local stakeholders, workers and entrepreneurs over the past 28 years, housing considerable knowledge, networks, partnerships, and history that could be leveraged into the creation of Vancouver's new business and economy office;
14. Additionally, Vancouver has a knowledgeable and creative local business sector and a strong ecosystem of BIA and local business leaders who have valuable insight and suggestions for supporting small and local business development,

³ "Canadian Cleantech Sector Gains Momentum with Record Number of Investments in Q1 2023" from the Canadian Venture Capital and Private Equity Association. Available at: <https://central.cvca.ca/canadian-cleantech-sector-gains-momentum-with-record-investments-in-q1-2023>

⁴ "The Consequences of the Industrial Land Shortage" 2023 study from the Vancouver Board of Trade. Available at: <https://www.boardoftrade.com/advocacy/industrial-land-shortage>

retention and expansion in Vancouver. These local businesses are critical to the vibrancy, character and economic life of Vancouver;

15. A thriving local business sector strengthens the Vancouver economy. A 2019 study from LOCO BC found that local businesses recirculate up to 4.6 times more revenue than national or global chain stores or multinational corporations, keeping up to 63% of revenue in the local economy (vs 14% of revenue to multinationals). Local businesses produce up to 8.4 times more jobs per square foot and up to 8.1 times more revenue per square foot than multinationals;⁵
16. Building on these strengths, the new business and economy office could align Vancouver's goals for local economic resilience and global economic competitiveness in a deliberate and coordinated way. But in order to be successful and effective, it must be equipped with the knowledge, expertise and sufficient staffing and resources to accomplish this important work; and
17. The COVID pandemic has been hard on business, workers and residents, and has had significant impacts on the local economy. As we move forward, Vancouver has an opportunity to build on our strengths, taking a holistic approach to global economic competitiveness and local economic resilience and inclusion, growing an economy that serves all incomes, sustainably.

THEREFORE BE IT RESOLVED

- A. THAT Council direct staff that the City of Vancouver's proposed new Business and Economy Office should be structured to prioritize support to local businesses and to maintain strategic focus on economic sustainability that supports a resilient and diverse climate prepared economy;

FURTHER THAT Council direct staff to consult with local BIA and local business leaders, and with post secondary schools, non-profits, and other stakeholders who have been engaged with the Vancouver Economic Commission in community economic development work, to inform the purpose, vision, goals and formation of Vancouver's new Business and Economy Office, and report back with recommendations by Q2, 2024. This consultation should also engage regional, provincial, national and global stakeholders who benefit from and support Vancouver's economic innovation;

AND FURTHER THAT Council direct staff to prepare a report that identifies Vancouver Economic Commission's social, relational and intellectual assets and identifies implications and opportunities to transfer them to the new Business and Economy Office, to ensure continuity and prevent delays to current projects and advances already achieved.

- B. THAT Council direct staff to resource the new Business and Economy Office with sufficient staffing and advisory strength to support local business and continue to

⁵ "The Economic Impact of Local Businesses", from LOCO BC. Available at:
<https://silkstart.s3.amazonaws.com/61c38e5e-0086-4492-93bb-10fd70e4f3fd.pdf>

strengthen Vancouver's leadership in the creative, climate, circular, and cleantech sectors.

- C. THAT Council direct staff to engage with Invest Vancouver on how Vancouver's strategic and competitive interests will fit into Invest Vancouver's mandate, and report back to Council on how this will be achieved.

referred

REFERRAL MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

THAT the motion entitled "Preserving Vancouver's Leadership in the Creative, Climate and Cleantech Sectors and Strengthening Local Economic Development", be referred to staff for consideration in their ongoing operational and transition work.

CARRIED (Vote No. 09564)
(Councillors Boyle and Carr opposed)
(Councillor Bligh absent for the vote)

The Committee adjourned at 3:05 pm.

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

OCTOBER 18, 2023

A meeting of the Council of the City of Vancouver was held on Wednesday, October 18, 2023, at 3:05 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 Adriane Carr
Councillor Lisa Dominato
Councillor Sarah Kirby-Yung
Councillor Mike Klassen
Councillor Peter Meiszner
Councillor Brian Montague
Councillor Lenny Zhou

ABSENT:

Councillor Rebecca Bligh (Leave of Absence – Civic Business
– 1 pm to 5 pm)
Councillor Christine Boyle
Councillor Pete Fry (Leave of Absence – Civic Business)

CITY MANAGER'S OFFICE:

Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager

CITY CLERK'S OFFICE:

Lesley Matthews, Acting Deputy City Clerk
Rowena Choi, Meeting Coordinator

COMMITTEE REPORTS

Report of Standing Committee on City Finance and Services
Wednesday, October 18, 2023

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. Building Safer Communities Program – Youth Safety and Violence Prevention Strategy
2. 2024 Exempt Seniors Housing
3. Pilot Development Potential Relief Program – Stakeholder Feedback & Considerations for 2024
4. Provincial Funding Request - Access to Washrooms and Water in Vancouver

5. Provincial 'Growing Communities Fund': Allocation to Temporary Plazas, Turf Field at Moberly Park and Spray Park at Ross Park
6. Contract Award for Marpole Community Centre Construction Project

Council Members' Motions:

1. Requests for Leaves of Absence
2. Preserving Vancouver's Leadership in the Creative, Climate and Cleantech Sectors and Strengthening Local Economic Development

MOVED by Councillor Dominato
SECONDED by Councillor Klassen

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of October 18, 2023, as contained in Reports 1 through 6 and Council Members' Motions 1 and 2, be approved.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Zhou
SECONDED by Councillor Klassen

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

CARRIED UNANIMOUSLY

1. A By-law to exempt from taxation certain lands and improvements pursuant to section 396 of the *Vancouver Charter* (By-law No. 13827)

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 3:07 pm.

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