



## REPORT TO COUNCIL

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

NOVEMBER 15, 2023

A meeting of the Standing Committee of Council on City Finance and Services was held on Wednesday, November 15, 2023, at 9:31 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 – 12 pm)
  - Mayor Ken Sim\*
  - Councillor Christine Boyle\* (Leave of Absence – Civic Business – 9:30 am – 10:30 am)
  - Councillor Adriane Carr
  - Councillor Lisa Dominato\*
  - Councillor Pete Fry
  - Councillor Sarah Kirby-Yung\*
  - Councillor Mike Klassen
  - Councillor Brian Montague
  - Councillor Lenny Zhou, Vice Chair
- ABSENT:**
- Councillor Peter Meiszner (Leave of Absence – Personal Reasons)
- CITY MANAGER'S OFFICE:** Paul Mochrie, City Manager
- CITY CLERK'S OFFICE:** Tina Penney, 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 Bligh

THAT the Committee adopt items 2, 4 and 5, on consent.

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

## REPORTS

### 1. Elimination of Minimum Parking Requirements – Phase 2 November 7, 2023

Staff from Engineering Services provided a presentation and along with staff from Development, Buildings and Licensing and Planning, Urban Design and Sustainability, responded to questions.

\* \* \* \* \*

*During questions to staff, it was*

*MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Carr*

*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  
(Councillors Bligh, Boyle and Dominato absent for the vote)

\* \* \* \* \*

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

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Carr

THAT the Committee recommend to Council

- A. THAT Council approve, in principle, the second phase of the elimination of minimum vehicle parking requirements by expanding the Downtown parking standards to the West End, Robson North, and Broadway Plan Area, to be effective January 1, 2024.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the necessary amending By-law generally in accordance with Appendix A of the Report dated November 7, 2023, entitled "Elimination of Minimum Parking Requirements – Phase 2".

- B. THAT Council approve, in principle, amendments to the loading rates and design

standards and bicycle facility requirements, to be effective January 1, 2024.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the necessary amending By-law generally in accordance with Appendix B of the Report dated November 7, 2023, entitled "Elimination of Minimum Parking Requirements – Phase 2".

- C. THAT Council direct staff to report back with a phasing plan and the next phase of eliminating minimum parking requirements across the city, consideration of parking maximums, and a complementary framework for improving regulation of on-street parking by the end of 2024.

CARRIED UNANIMOUSLY (Vote No. 09650)  
(Councillor Bligh absent for the vote)

## **2. Minor Amendments to the Street and Traffic and Parking Meter By-laws October 17, 2023**

THAT the Committee recommend to Council

- A. THAT Council approve, in principle, changes to the Parking Meter By-law as detailed in the Report dated October 17, 2023, entitled "Minor Amendments to the Street and Traffic and Parking Meter By-laws" and Appendix A of the same report.
- B. THAT Council approve, in principle, changes to the Street and Traffic By-law as detailed in the Report dated October 17, 2023, entitled "Minor Amendments to the Street and Traffic and Parking Meter By-laws" and Appendix B of the same report.
- C. THAT Council authorize the Director of Legal Services to prepare and bring forward for enactment amendments to the Parking Meter By-law and Street and Traffic By-law as generally outlined in Appendices A and B of the Report dated October 17, 2023, entitled "Minor Amendments to the Street and Traffic and Parking Meter By-laws".

ADOPTED ON CONSENT (Vote No. 09656)  
(Councillors Boyle, Dominato and Mayor Sim absent for the vote)

## **3. Commercial Vehicle Permit Program Improvements October 18, 2023**

Staff from Engineering Services responded to questions.

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Fry

THAT the Committee recommend to Council

THAT Council approves, in principle, amendments to the Street and Traffic By-law and Parking Meter By-law, generally in accordance with Appendix A and Appendix B of the Report dated October 18, 2023, entitled “Commercial Vehicle Permit Program Improvements”, to enable commercial vehicles to park during a wider time period and in a greater range of locations for an increased commercial vehicle decal fee.

FURTHER THAT Council instructs the Director of Legal Services to prepare and bring forward for enactment amendments to the Street and Traffic By-law and Parking Meter By-law as generally outlined in Appendices A and B of the above-noted report.

CARRIED UNANIMOUSLY (Vote No. 09651)  
(Councillor Bligh absent for the vote)

AMENDMENT MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT the words “with implementation deferred to 2025” be added to the end of the “THAT” Clause.

withdrawn

*During discussion on the amendment, it was*

*MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Dominato*

*THAT the amendment be withdrawn.*

CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)

**4. 2023 Property Tax Policy Review – Revised Terms of Reference  
November 1, 2023**

THAT the Committee recommend to Council

THAT Council approve the amendments to the Terms of Reference for the Property Tax Policy Review in Appendix A of the Report dated November 1, 2023, entitled “2023 Property Tax Policy Review – Revised Terms of Reference”.

ADOPTED ON CONSENT (Vote No. 09657)  
(Councillors Boyle, Dominato and Mayor Sim absent for the vote)

**5. Contract Award for Supply and Delivery of Bulldozers  
October 17, 2023**

THAT the Committee recommend to Council

A. THAT Council authorize City staff to enter into a contract with Finning Canada for the supply and delivery of two large bulldozers, for an initial term of five (5) years, with the option to extend for four (4) additional one-year terms, with an estimated

contract value of \$2,538,000 over the initial five (5) year term, to be funded through the Multi-Year Capital Project Budget for the 2023-2026 Renewal of Vehicles & Equipment – Disposal program.

- B. FURTHER 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.

ADOPTED ON CONSENT (Vote No. 09658)  
(Councillors Dominato, Boyle and Mayor Sim absent for the vote)

### COUNCIL MEMBERS' MOTIONS

#### 1. Requests for Leaves of Absence

MOVED by Councillor Carr  
SECONDED by Councillor Montague

THAT the Committee recommend to Council

THAT Councillor Kirby-Yung be granted a Leave of Absence for civic business from meetings on November 29, 2023, from 9 am to 10:15 am.

withdrawn

MOVED by Councillor Carr  
SECONDED by Councillor Dominato

*THAT Council Members' Motion 1 above be withdrawn.*

CARRIED UNANIMOUSLY  
(Councillor Bligh absent for the vote)

#### 2. Unlocking Shaughnessy: Building Affordable Housing Options for All of Us

The Committee heard from five speakers who spoke in support of the motion and one speaker who spoke in opposition to the motion.

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*During discussion on Council Members' Motion 2, Vice-Chair Zhou relinquished the Chair to Chair Bligh in order to make comments on the motion and resumed the Chair afterwards.*

\* \* \* \* \*

MOVED by Councillor Boyle  
SECONDED by Councillor Carr

THAT the Committee recommend to Council

## WHEREAS

1. We are in a housing crisis. In order to see tangible improvements, local governments need to use every tool at their disposal, and to ensure that every neighbourhood is welcoming their fair share of residents at all income levels;
2. Shaughnessy has an important history of multi-family housing, especially during and after World War II, when many older, large homes became multi-family housing, helping to ease the housing crisis while all resources were directed to Canada's war effort.<sup>1</sup> One of the best ways to preserve older buildings is to ensure that they remain useful to more people, by making it legal to convert large older homes into multi-family housing again, alongside adding infill housing and new more affordable rental and family sized housing;
3. Despite extraordinary demand to live in Vancouver's central neighbourhoods, Shaughnessy's population has been in decline over the last 50 years, from 10,370 in 1971 to 8,204 as of 2021, a 20.9% decline. During this same time period the population of the City of Vancouver grew by 55.4%, and Metro Vancouver grew by 157%. Pushing population growth outside of Shaughnessy has put added pressure on more affordable neighbourhoods across Vancouver, leading to higher housing costs and displacement from Vancouver;
4. While Shaughnessy has the highest median household income of Vancouver neighbourhoods, the lower 80% of income earners are significantly under-represented. Not having housing for middle- and moderate-income households makes it difficult to create complete communities, and means many households will have to commute from farther away;
5. Building complete, walkable communities is an important part of Vancouver's Climate Emergency Action Plan. By building climate resilient housing, in communities where residents can walk or roll to more of their daily needs, and where neighbours have a chance to get to know one another and build stronger social connections, we not only reduce carbon pollution, but we make Vancouver safer and healthier for current and future residents;
6. Shaughnessy has one of the highest rates of tree canopy coverage in the city. A recent Metro Vancouver report "Social Equity Spatial Analysis Case Studies" outlined the need for more equitable access to the benefits trees provide.<sup>2</sup> These benefits include reduced air pollution, cooler temperatures during heat waves, and improved mental and physical health. However, growth in Vancouver is often focused in areas with much lower tree canopy. Enabling more households to live in neighbourhoods with good tree canopy would help address the existing inequity;
7. Shaughnessy has some of the best transit access in Canada. Most homes are located only a 5-10 minute bike ride or 10-30 minute walk from the upcoming

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<sup>1</sup> Wade, Jill. "Houses for All: The Struggle for Social Housing in Vancouver, 1919-50" Available at:

<https://books.google.ca/books?id=z-5PwY6CkGgC&pg=PA208&lpg=PA208&dq=order+200+war+housing+canada&source=bl&ots=BSCWm5XxzB&sig=5q2xCh9rjwYljd3FAq1XLSCiRAc&hl=en&sa=X&ved=0ahUKEwjXiMelytDWAhWmxVQKHQ89CiA4ChDoAQggMAE#v=snippet&q=Shaughnessy&f=false>

<sup>2</sup> "Social Equity Spatial Analysis Case Studies", prepared for Metro Vancouver, February 2023. Available at: [https://metrovancouver.org/boards/RegionalPlanning/RPL\\_2023-Mar-10\\_AGE.pdf](https://metrovancouver.org/boards/RegionalPlanning/RPL_2023-Mar-10_AGE.pdf), p 20.

South Granville SkyTrain Station. Even today, frequent buses on Granville get Shaughnessy residents downtown in about 15 minutes, and this bus route has extra capacity meaning new residents won't cause overcrowding. Vancouver and TransLink are about to invest in transit priority measures that will get residents there even faster. Adding new homes close to SkyTrain and frequent transit is a priority for this Council;

8. It is possible to protect heritage, while also understanding it as a public good that should be accessible to more people. In a popular video about *The Heritage Dilemma* produced by CBC Vancouver, urban planner and videographer Uytae Lee outlines that Shaughnessy was originally created "as a mansion district for Vancouver's elites" and that "it should be concerning when our heritage policies end up creating exclusive neighbourhoods that actively try to prevent people from living in them or even visiting them." But the video also articulates that "there is a real value in preserving heritage when it is accessible for people to experience and interact with themselves."<sup>3</sup>
9. Vancouver's West End is an excellent local example of balancing heritage protection with housing, climate and equity priorities. The West End also used to be a mansion district, but now includes an eclectic mix of architectural styles and residents across a wide income range. As Lee articulates in *The Heritage Dilemma*, "The West End, and neighbourhoods like it, remind us that there can be a nuanced approach to heritage protection. It doesn't have to be an all-or-nothing dilemma between protecting everything or saving nothing. It can be messier than that. And given how messy our heritage is, I think that's okay."<sup>4</sup>
10. Historically land use policies have been used as a means of exclusion. In 2020, Vancouver City Council unanimously approved a motion from Councillor Kirby-Yung focused on "Discriminatory Covenants, Language and Encumbrances on Vancouver Land Titles". The motion sought to address this history of excluding populations along lines of social difference, affirming the City's commitment to "inclusive community that supports the values of equity, justice, and well-being for all, and to ensuring we learn from the past and remain proactive in preventing incidents of discrimination". Land use policy that continues to function in ways that exclude residents from a neighbourhood due to social differences of class as well as race is a continuation of these historic harms;<sup>5</sup>
11. CMHC recently estimated that British Columbia's housing supply gap for 2030 has increased markedly, with 560,000 more homes needed than the current rate that we are building as of 2022.<sup>6</sup> The supply gap is growing much faster than BC's municipalities are addressing it. Vancouver's own housing needs assessment found a current and future need for 136,000 homes over the following 10 years.<sup>7</sup> The Provincial government's *Housing Supply Act* has set

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<sup>3</sup> "The Heritage Dilemma", produced by Uytae Lee and CBC Vancouver. Available at:

[https://www.youtube.com/watch?v=Re\\_mShtG0-4](https://www.youtube.com/watch?v=Re_mShtG0-4)

<sup>4</sup> "The Heritage Dilemma", produced by Uytae Lee and CBC Vancouver. Available at:

[https://www.youtube.com/watch?v=Re\\_mShtG0-4](https://www.youtube.com/watch?v=Re_mShtG0-4)

<sup>5</sup> "Discriminatory Covenants, Language and Encumbrances on Vancouver Land Titles." City of Vancouver motion from Councillor Kirby-Yung. February, 2020. Available at: <https://council.vancouver.ca/20200225/documents/motionb13.pdf>

<sup>6</sup> "Estimating how much housing we'll need by 2030", CMHC. Available at: <https://www.cmhc-schl.gc.ca/blog/2023/estimating-how-much-housing-we-need-by-2030>

<sup>7</sup> "City of Vancouver Housing Needs Report, April 2022". Available at: <https://vancouver.ca/files/cov/pds-housing-policy-housing-needs-report.pdf>

housing targets based on need that the City of Vancouver has committed to meeting or exceeding;

12. Vancouver's long time practice of building new rental housing where there is already a concentration of rental housing has created a high level of stress and uncertainty for renters and led to significant displacement. We can minimize eviction and displacement, while adding new housing options for all incomes, by building where there are the fewest number of current renters. Shaughnessy has the lowest density of rented dwellings in Vancouver. In 2016, Shaughnessy had 1.7 rented dwellings per hectare compared to 124.9 in the West End;
13. The City of Vancouver strives to be a welcoming, healthy and sustainable city, but exclusionary zoning, which bans affordable housing in some neighbourhoods, makes existing inequality and unaffordability worse in all neighbourhoods. Unlocking Shaughnessy and building affordable housing options here and across Vancouver makes a better city for all of us.

THEREFORE BE IT RESOLVED

THAT Council direct staff to report back by Q4 2024 with a plan and timeline to bring forward policies and recommended amendments for consideration at public hearing to add badly needed housing, shops and services in Shaughnessy, as defined in the City of Vancouver's local planning area boundaries, with a specific focus on rental housing and family sized housing options, with bonus density available to support non-profit, co-op, co-housing, and mixed income rental housing. And that the plan and timeline be implementable during this term of Council;

FURTHER THAT Council direct staff to consider the need to balance existing heritage protections with the City's housing, climate and equity objectives, with the objective of enabling Shaughnessy's population density to reach at least the city average by 2050, and include those considerations as part of the Q4 2024 report;

AND FURTHER THAT Council direct staff to consider options for funding infrastructure upgrades related to an increase in housing options, including addressing sewer capacity, as well as the City's obligation to replace combined sewers, and include those recommendations as part of the Q4 2024 report.

LOST (Vote No. 09652)

(Councillors Bligh, Dominato, Kirby-Yung, Klassen, Montague, Zhou and Mayor Sim opposed)

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*Prior to the start of Council Members' Motion 3, Vice-Chair Zhou relinquished the Chair to Chair Bligh until the end of the item.*

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### **3. Enhancing Housing Density Near Under-Enrolled Vancouver Schools**

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



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*During discussion, it was*

*MOVED by Councillor Carr  
SECONDED by Councillor Dominato*

*That the Committee extend the meeting past 12 pm in order to complete Council Members' Motion 3.*

*CARRIED UNANIMOUSLY*

\* \* \* \* \*

MOVED by Councillor Zhou  
SECONDED by Councillor Dominato

THAT the Committee recommend to Council

WHEREAS

1. The City of Vancouver has the following Mission Statement: "To create a great city of communities, which cares about its people, its environment and the opportunities to live, work and prosper." (POLICY NUMBER: CG-001-01);
2. The health and vitality of Vancouver's communities is one of the reasons our city is considered one of the best places on earth to live. To ensure the continued sustainability and liveability of our neighbourhoods, City staff work with community groups and other agencies to address critical social issues that affect us all and to ensure the needs of all residents are met;
3. According to the Vancouver School Board (VSB), the school district has seen a 26-year history of generally declining enrolment despite an overall increase in Vancouver's population. Several factors have contributed to this enrolment decline including an aging population, a reduced birth rate, and housing unaffordability and unattainability that has resulted in a greater number of families with school aged children moving out of the city;<sup>8</sup>
4. According to the VSB, Kindergarten to Grade 12 enrolment in 2011 was 51,758 students, but in 2021 enrolment was just 47,386. This represents an 8.4 per cent decline in VSB enrolment over the last 10 years or roughly 4,400 fewer students. Current VSB forecasts indicate a further decline in the years ahead. Examples of Vancouver schools with declining enrollment include Southlands Elementary and Bayview Community Elementary;<sup>9</sup>

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<sup>8</sup> According to the VSB, both the birth rate and the number of school-aged children continue to decline in the city. And although there is growth of school-aged children in certain high-density areas of the city such as Olympic Village, the North Cambie Corridor, and Downtown core, this growth is offset by the declining number of school aged children in other areas in Vancouver (*District Enrolment Considerations – Feb 14, 2023*). <https://www.vsb.bc.ca/page/62596/district-enrolment-considerations>

<sup>9</sup> From the VSB Board Chair Annual Report for 2022 (dated October 31, 2022): The VSB is a large, urban and multicultural school district that manages and maintains a total of 122 sites, comprised of 88 elementary schools, 12 annexes, 18 secondary schools, 1 online learning school (VLN), and 1 alternate secondary school. <https://www.vsb.bc.ca/page/38012/board-chair-annual-report-2022>

5. Families with children are key to a diverse and vibrant society. Making sure Vancouver has the right kinds of housing to support families is therefore important to the overall success of our city;
6. To meet the needs of the Vancouver's growing population and to ensure that our city remains vibrant and diverse, it is important to have a varied supply of housing, including new forms of attainable and affordable housing for families with children to reinvigorate our neighbourhoods and repopulate the city's considerable number of valuable school sites, many of which suffer from under-enrollment and risk being lost forever;
7. *Housing Vancouver* is the City's 10-year housing strategy and intended to reduce the city's housing affordability gap and provide a strong foundation for the future of Vancouver. The strategy aligns with the long-range *Vancouver Plan* which is meant to guide growth and change in the city for the next 30 years. The stated intent of the *Vancouver Plan* is to present a unified vision of the city's future by implementing bold Council-approved plans to address climate and affordability issues, to align with regional planning initiatives, and to advance Reconciliation, equity, and resiliency initiatives;<sup>10</sup>
8. A key goal of the Vancouver Plan is to create complete, connected, and culturally vibrant neighbourhoods;
9. In November 2022, the Province of BC enacted the *Housing Supply Act* which gives the Province the authority to set housing targets in municipalities, starting with those known to have the greatest need and highest projected population growth (the Housing Supply Act came into force in May 2023). The provincial targets are intended to encourage municipalities to address local barriers to construction so that housing can be built faster, including updating zoning bylaws and streamlining local development approval processes. A target of 28,900 housing units has been set for the City of Vancouver;
10. On September 14, 2023, Council voted unanimously to open up neighbourhoods across the city to allow for the development of multiplexes that will create homes for families and help a greater number of people build a future in Vancouver. It means more people will now have the opportunity to call Vancouver neighbourhoods home with up to six strata units, or up to eight secured rental units on larger lots, allowed on lots previously reserved for single-family homes or duplexes;
11. The zoning changes implemented by Council to allow multiplex housing in neighbourhoods across the city directly aligns with the objectives of the *Housing Vancouver* strategy and the *Vancouver Plan*, including the goal of creating neighbourhoods that are more complete and connected, with more housing choice. The changes implemented by Council also align with the Province's *Homes for People* housing plan which encourages construction of small-scale, multi-unit homes through zoning changes, more housing for middle-income households, and streamlined permitting processes;

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<sup>10</sup> According to the Vancouver Plan, about 86,000 existing households in Vancouver need better housing. This number is expected to increase by 50,000 over the next 10 years, with equity-denied groups disproportionately impacted.  
<https://council.vancouver.ca/20220706/documents/cfsc1presentation.PDF>

12. On Monday, October 16, 2023, Council gave direction to staff to accelerate several housing delivery actions to provide more housing options for people across the city, including direction to proceed with implementation and pre-zoning of the city's 26 Village Areas outlined in the Vancouver Plan to increase the supply of townhouses, multiplex buildings, and mixed-use low-rise buildings between 3-6 storeys;
13. A known planning gap exists between the City's growth plans and VSB land-use decisions whereby the VSB's demographic forecasting does not effectively incorporate the City's municipal growth projections and city land-use planning;
14. An 8.4 percent decline in VSB enrolment over the last 10 years, which represents roughly 4,400 fewer students, threatens the health and vitality of Vancouver's neighbourhoods and communities and places valuable school sites at risk of being lost forever. Ensuring that our city has the right types of housing to support families is therefore vitally important to the success, sustainability, and ongoing vibrancy of our city and underscores the need for specific policy tools focused on increasing family-oriented housing density in proximity to under-enrolled Vancouver schools.

THEREFORE BE IT RESOLVED

THAT Council direct staff to engage with Vancouver School Board (VSB) staff to explore opportunities to increase family-oriented density in proximity to Vancouver school sites, in accordance with a variety of City of Vancouver planning objectives, with particular emphasis on Vancouver schools that are at risk of closure due to under enrollment and provide an initial report back to Council with recommendations by the end of Q3 2024;

FURTHER THAT Council requests the Mayor write to the Vancouver School Board (VSB) and the BC Ministry of Education requesting further consultation with the City of Vancouver regarding demographic projections for school enrollment to ensure that the projections account for any City planning and land-use changes.

CARRIED UNANIMOUSLY (Vote No. 09653)  
(Mayor Sim absent for the vote)

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*The Committee recessed at 12:07 pm and reconvened at 1:51 pm with Vice-Chair Zhou in the Chair.*

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#### **4. Working with Youth Climate Corps Vancouver**

At the beginning of this item, Councillor Boyle declared a Conflict of Interest on Council Members' Motion 4, as her husband does climate change advocacy work including advocating for a National Youth Climate Corps. Councillor Boyle left the meeting at 1:54 pm and did not return until the completion of the item at 3:10 pm.

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

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*During discussion, it was*

*MOVED by Councillor Klassen  
SECONDED by Councillor Montague*

*THAT under Section 8.8 of the Procedure By-law, the Committee be permitted a five minute extension to further speak to Council Members' Motion 4.*

*CARRIED UNANIMOUSLY  
(Councillors Bligh, Dominato and Kirby-Yung absent for the vote)  
(Councillor Boyle absent for the vote due to Conflict of Interest)*

\* \* \* \* \*

*During discussion, Vice-Chair Zhou relinquished the Chair to Mayor Sim in order to make comments on the motion and resumed the Chair afterwards.*

\* \* \* \* \*

*Following discussion, it was*

*MOVED by Councillor Klassen  
SECONDED by Mayor Sim*

*THAT Council take a 10 minute recess.*

*CARRIED UNANIMOUSLY  
(Councillors Bligh, Dominato and Kirby-Yung absent for the vote)  
(Councillor Boyle absent for the vote due to Conflict of Interest)*

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*MOVED by Councillor Carr  
SECONDED by Councillor Fry*

*THAT the Committee recommend to Council*

*WHEREAS*

1. *Despite climate change accelerating far faster than scientists predicted, with increasingly devastating impacts including this year's extreme heat, droughts, storms and fires, Canadian governments at all levels have failed to reduce greenhouse gas emissions in line with their pledges;*
2. *The City of Vancouver pledged to reduce our GHG emissions by 50% by 2030 and achieve net zero emissions by 2050, but have so far only reduced our emissions by 10%;*
3. *Youth are particularly impacted by an increasingly uncertain and frightening future, leading to extreme anxiety, exacerbated by feelings that government response is not commensurate with the climate emergency. A recent city council*

report noted that 51% of youth experience eco-anxiety. A 2021 survey of 10,000 youth reveals that 60% of youth are very or exceedingly worried about the climate crisis and 78% view their future as frightening;<sup>11</sup>

4. In 2020 youth established Youth Climate Corps BC to organize and advance opportunities to be positively engaged in work to mitigate climate change. Their first programs with the municipalities of Nelson and Kamloops included delivering door-to-door public education about rebates and other climate programs, developing retrofit plans for building owners, hands-on work in home energy retrofits including improving insulation and installing heat pumps and solar panels, wildfire mitigation, and decreasing organic waste;<sup>12</sup>
5. In September of 2023, the Biden-Harris Administration in the USA launched a Climate Corps to train young people in clean energy, conservation, and climate resilience skills, create good-paying jobs and tackle the climate crisis, benefiting local communities;<sup>13</sup>
6. In Canada, since the spring of 2023, the David Suzuki Institute has been helping coordinate efforts to establish a Youth Climate Corps Canada that would offer training and employment for youth in work that would both help achieve climate mitigation and resilience as well as alleviate the anxiety and helplessness many youth feel in the face of accelerating climate change.<sup>14</sup>

#### THEREFORE BE IT RESOLVED

- A. THAT Council direct staff to:
  - a. Identify projects related to Vancouver's Climate Emergency Action Plan where the city can work with Youth Climate Corps Vancouver on projects that educate and engage the public in both climate mitigation and resilience that could, for example, include:
    - i. Home and building climate-smart retrofit programs, including green roofs and production of renewable energy;
    - ii. Increasing and maintaining Vancouver's tree canopy (e.g., an "adopt a street tree" similar to "adopt a catch basin") and neighbourhood green streets;
    - iii. Reducing food waste;
  - b. Report back to Council by the end of Q1 2024 with some potential projects including funding sources.
- B. THAT the Mayor, on behalf of Council, write to Prime Minister Justin Trudeau, Deputy Prime Minister and Minister of Finance Chrystia Freeland, Minister for Women and Gender Equality and Youth of Canada Marci Ian and Minister for Environment and Climate Change Steven Guilbeault, expressing Council's

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<sup>11</sup> [The Most Significant Mental Health Impacts Affecting Local Youth Due to the Climate Crisis - A Study of Selkirk College Students.pdf](#)

<sup>12</sup> [Partnership package 2023.pdf](#)

<sup>13</sup> [American Climate Corps Will Put Thousands To Work Building A Stronger U.S. \(forbes.com\)](#)

<sup>14</sup> [Canada Needs a Youth Climate Corps, and More | The Tyee](#)

support for the federal government creating a national Youth Climate Corps that would benefit local communities.

LOST (Vote No. 09654)

(Councillors Kirby-Yung, Montague, Zhou and Mayor Sim opposed)

(Councillor Klassen abstained from the vote)

(Councillors Bligh absent for the vote)

(Councillor Boyle absent for the vote due to conflict of interest)

## **5. Delivering a New Supply of Middle-Income Housing in Vancouver**

The Committee heard from one speaker who spoke in support of the motion.

MOVED by Mayor Sim

SECONDED by Councillor Kirby-Yung

THAT the Committee recommend to Council

### WHEREAS

1. The City of Vancouver faces an unprecedented housing crisis characterized by an acute shortage of affordable rental units, a significant increase in homelessness, and unattainable market housing prices for most Vancouverites. Collectively, these have serious impacts on the well-being and quality of life for all Vancouver residents;
2. The City's housing policies are built around a framework of housing strategies and housing plans, including the *Vancouver Plan* and the *Housing Vancouver Strategy* and across various City departments and agencies;
3. The City's housing policy framework generally reflects a continuum of housing typologies ranging from supportive and social housing to secured market and non-market rentals, below-market home ownership, strata development such as condominiums, townhouses, multiplexes, and other ground-oriented missing middle and market housing;
4. The City of Vancouver owns considerable land assets and resources that can be – and have been – utilized for housing initiatives. For example, the City's Property Endowment Fund (PEF), and Vancouver Affordable Housing Endowment Fund (VAHEF);
5. The City has a wide range of policies and programs dedicated to the creation of non-market housing such as the Social Housing or Rental Tenure (SHORT) Program which accelerates the delivery of affordable housing by reducing development approval times for high impact multi-family housing projects, the Permanent Supportive Housing Program in partnership with BC Housing and CMHC to deliver 300+ new supportive housing on City-owned sites, and the Rapid Housing Initiative Program in partnership with CMHC and BC Housing for the rapid delivery of over 200+ new affordable homes;

6. An identified gap in the City's housing continuum, as reflected in the existing housing targets and housing typologies outlined in the *Housing Vancouver Strategy*, etc., is the need for middle-income housing options for those with incomes in the range of \$80K to \$180K per year (as per Provincial guidelines). This includes housing for essential workers such as police and firefighters and those working in the healthcare sector;<sup>15</sup>
7. The shortage of middle-income housing fundamentally threatens the city's overall sustainability and liveability and hinders economic growth and makes it difficult to attract and retain the talent the city needs to prosper and to provide for the needs of all Vancouverites;
8. The vision of Vancouver's future, as articulated in the Vancouver Plan, is one where neighbourhoods are more complete, inclusive, and resilient, and where people of all ages, incomes, abilities, and backgrounds thrive;
9. Recently, the City's executive leadership structure was adjusted in response to key opportunities and pressures facing the City, notably those related to the housing crisis, to ensure the City is well-positioned to fulfill the housing policy directions set out by Council. Housing responsibilities are now being overseen directly by the City Manager's Office under a newly created Vancouver Housing Development Office; and
10. The leadership restructuring and Vancouver Housing Development Office streamlines housing delivery responsibilities under one office, which includes the responsibility for non-market housing delivery alongside oversight of the VAHEF portfolio. This transition will align housing delivery on City-owned land across the housing continuum with the rest of the City's real estate portfolio and housing development team and creates new opportunities to achieve the City's and Council's housing objectives.

THEREFORE BE IT RESOLVED

THAT Council direct staff to expand the existing mandate of the newly created Vancouver Housing Development Office, which presently includes non-market housing delivery and oversight of the Vancouver Affordable Housing Endowment Fund (VAHEF), to include an additional responsibility to create and deliver middle-income housing on City-owned land other than VAHEF properties;

FURTHER THAT Council direct staff to facilitate the creation of new programs, policies, or mechanisms under the City's Housing Development Office that will unlock the delivery of new middle-income housing in the city on City-owned land, and report back by Q2 2024 with specific opportunities to leverage the new Office to achieve this goal;

AND FURTHER THAT staff apply the following directions regarding the delivery of middle-income housing to achieve this new mandate, including:

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<sup>15</sup> The City's 10-year housing targets embodied in the *Housing Vancouver Strategy* have 5 key goals:  
<https://vancouver.ca/files/cov/housing-vancouver-update-2022.pdf>

- 72,000 new homes over 10 years
- 2/3 of all new homes to be rental
- Half of all new homes to be affordable to incomes earning less than \$80,000
- 40% of new homes to be suitable for families

- i. identifying potential sites/land assets
- ii. assessing the range of possible units achievable across the housing continuum
- iii. exploring potential partnerships with First Nations, private sector/industry partners, other government agencies, non-profits and faith-based groups

CARRIED UNANIMOUSLY (Vote No. 09655)  
(Councillor Bligh absent for the vote)

The Committee adjourned at 3:33 pm.

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

**NOVEMBER 15, 2023**

A meeting of the Council of the City of Vancouver was held on Wednesday, November 15, 2023, at 3:33 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 Lisa Dominato  
Councillor Pete Fry  
Councillor Sarah Kirby-Yung  
Councillor Mike Klassen  
Councillor Brian Montague  
Councillor Lenny Zhou

**ABSENT:**

Councillor Rebecca Bligh  
Councillor Peter Meiszner (Leave of Absence – Personal Reasons)

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

**CITY CLERK'S OFFICE:** Tina Penney, Deputy City Clerk  
Olivia Kam, Meeting Coordinator

**COMMITTEE REPORTS**

Report of Standing Committee on City Finance and Services  
Wednesday, November 15, 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:

Reports:

1. Elimination of Minimum Parking Requirements – Phase 2
2. Minor Amendments to the Street and Traffic and Parking Meter By-laws
3. Commercial Vehicle Permit Program Improvements
4. 2023 Property Tax Policy Review – Revised Terms of Reference
5. Contract Award for Supply and Delivery of Bulldozers

Council Members' Motions

1. Requests for Leaves of Absence

2. Unlocking Shaughnessy: Building Affordable Housing Options for All of Us
3. Enhancing Housing Density Near Under-Enrolled Vancouver Schools
4. Working with Youth Climate Corps Vancouver
5. Delivering a New Supply of Middle-Income Housing in Vancouver

MOVED by Councillor Montague  
SECONDED by Councillor Kirby-Yung

THAT the recommendations and actions taken by the Standing Committee on City Finance and Services at its meeting of November 15, 2023, as contained in Reports 1 through 5 and Council Members' Motions 1 through 5, be approved.

CARRIED UNANIMOUSLY

### **BY-LAWS**

MOVED by Councillor Klassen  
SECONDED by Councillor Zhou

THAT Council enact the by-laws listed on the agenda for this meeting as number 1 to 2 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Parking Meter By-law No. 2952 regarding miscellaneous amendments (By-law No. 13858)
2. A By-law to amend Street and Traffic By-law No. 2849 regarding miscellaneous amendments (By-law No. 13859)

### **ADJOURNMENT**

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Zhou

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Council adjourned at 3:35 pm.

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